

The Bays

Cheddar, BS27 3QW

COOPER
AND
TANNER



£530,000 Freehold

Set in a favourable position at the foot of Cheddar Gorge is this well proportioned and beautifully presented detached four bedroom family home. Benefiting from ample living space, a large driveway and landscaped rear gardens this property is the perfect family home.

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DESCRIPTION

Set in a favourable position at the foot of Cheddar Gorge is this well proportioned and beautifully presented detached four bedroom family home. Benefiting from ample living space, a large driveway and landscaped rear gardens this property is the perfect family home.

Entering from the driveway you are immediately welcomed into a porch which leads into the main house and has a storage cupboard which is perfect for coats and shoes. The reception hall provides access into all the ground floor rooms and staircase to the first floor. The study is a light front aspect room and could potentially be used to make a fifth bedroom. The living room, a rear aspect room has double doors opening to the garden and into the kitchen which is the hub of this lovely home. The kitchen is a large family space and is fitted with a selection of wall and base units and has space for white appliances with built in fridge, dishwasher and microwave. The feel of the kitchen is light and airy with patio doors opening to the garden, with skylights and space for a dining room table. The ground floor is completed with a handy cloakroom with a low level WC and pedestal sink.

The first floor houses the four bedrooms and the bathroom facilities. The principle bedroom is a rear aspect room with garden views and access into the en suite bathroom, which is fitted with a low level WC, basin and corner shower. There are two further double bedrooms which both benefit from storage cupboards, with one at the front and the other at the rear. There is a further rear aspect bedroom. The bathroom is a beautifully refurbished room with a roll top bath, shower cubicle, pedestal sink, WC and a skylight bringing in plenty of light

OUTSIDE

Entering from the road you are welcomed onto a large driveway that provides parking for multiple vehicles. The front of the property is fully enclosed with a wooden gate at the front and a selection of mature flowers, shrubs and trees. The driveways provides access into the front of the house and into the garage through a remote controlled up and over door electric roller door which has power, lighting and leads back into the house hallway. There is access from the front into the rear garden which is a beautifully landscaped space and backs onto the river. The private rear garden is laid to lawn with patio areas making this space perfect for entertaining, al fresco dining and family living. The garden is filled with colour from a selection of shrubs, plants and an array of flowers in the summer. There is a greenhouse that is perfect for those green fingered enthusiasts and a stone built garden room which offers a magnitude of potential uses. The garden is fully enclosed and faces towards the south/east with views towards Cheddar Gorge.

LOCATION

Situated at the foot of the Mendip Hills, Cheddar is an ideal base from which to enjoy wonderful country walks. Road links are excellent, with easy access to the A38. Bristol is only 30 minutes away and the M5 motorway approximately 20 minutes. Bristol International Airport is 25 minutes away. Please note, the village is not under the flight path therefore aircraft noise is not a consideration for residents. Local attractions include Cheddar Gorge and caves, Wookey Hole Caves, Cheddar

Tor and the seaside at Weston Super Mare.

The village itself has a wide range of shops to cater for everyday needs, bank, and a Post Office as well as doctor and dentist surgeries. There is a three-tier school system where children up to the age of nine attend the First School, then move on to Fairlands Middle School and finally on to The Kings of Wessex Academy and all these schools are within the village. The Kings Fitness and Leisure Centre adjoining the Kings of Wessex Academy offers an extensive range of activities for all the family and has an indoor heated swimming pool. There are also a number of village sports clubs and societies to cater for everyone.

TENURE

Freehold

SERVICES

All mains services

LOCAL AUTHORITY

Somerset County Council

COUNCIL TAX

Band E

EPC RATING

C

HEATING

Gas central heating

VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner

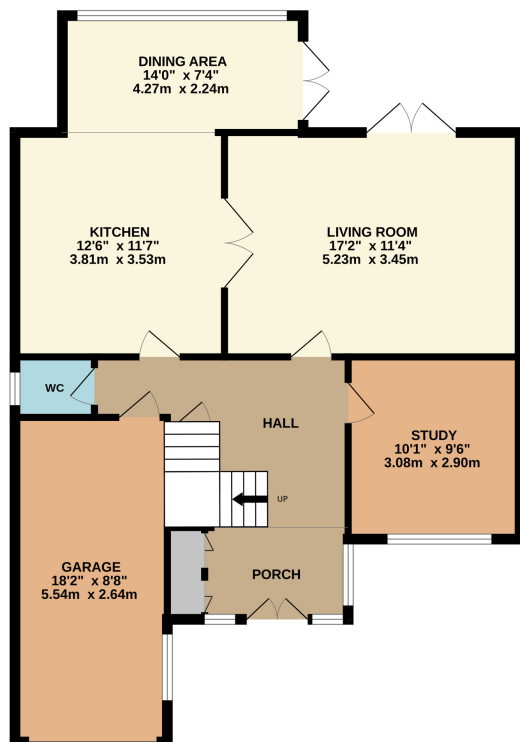
DIRECTIONS

From our Cheddar office turn left and proceed along Union Street into Cliff Street. At the mini roundabout proceed straight across, heading towards the Gorge, taking the second turning into The Bays immediately before the bridge. Proceed along and the property will be found on the right hand side.

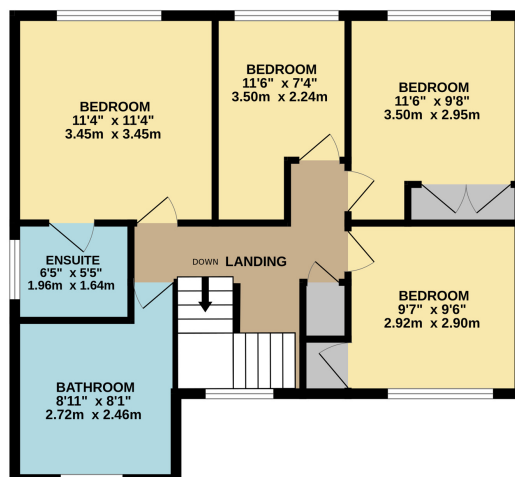




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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