

Cathay Lane

Cheddar, BS27 3HB

COOPER
AND
TANNER



£425,000 Freehold

Set in the heart of the village and previously used as a holiday let is this well proportioned three bedroom cottage. Offered with ample living space, a large driveway and an enclosed courtyard this is the perfect home if you are looking for central village living.

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DESCRIPTION

Set in the heart of the village and previously used as a holiday let is this well proportioned three bedroom cottage. Offered with ample living space, a large driveway and an enclosed courtyard this is the perfect home if you are looking for central village living.

Entering from the front you are welcomed into a front reception room which is bright and airy with front windows, door and a skylight. There is space to sit and enjoy the front area and access into the inner hallway which opens into the dining room, living room and to the first floor. The living room is a front aspect room and has plenty of sitting space and a feature fireplace. The dining room is a dual aspect room and leads into the kitchen. The kitchen leads out to the courtyard and is fitted with a selection of wall and base units and provides space for appliances.

The first floor houses the three bedrooms and the bathroom facilities. The principle bedroom is a large front aspect bedroom with its own en suite bathroom which is fitted with a basin, WC and a shower cubicle. There is a further large front aspect bedroom where there are currently two single beds but is a well proportioned double bedroom. The third bedroom is a single room with a side aspect window and is currently fitted with bunk beds. The first floor is completed with a family bathroom with a rear skylight. The bathroom is fitted with a roll top bath, vanity sink and WC.

OUTSIDE

Entering through wooden gates you are welcomed onto a large driveway where there is parking for multiple vehicles. There is a patio area which is positioned by the front door and the front is decorated by an array of mature flowers, plants and shrubs. There is a large store positioned in the corner which is perfect for storage. There is also an enclosed rear courtyard which is laid to patio and helps to add a continental feel and there is a side door that leads back onto the road. The courtyard is enclosed by high walling and is extremely private.

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. Public transport is well represented with a bus service passing through the village linking Cheddar with Axbridge, Weston Super Mare and Wells. 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, Wookey Hole Caves, Glastonbury Tor and the seaside at Weston Super Mare.

SERVICES

All mains services

COUNCIL TAX

Band D

LOCAL AUTHORITY

Somerset County Council

VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

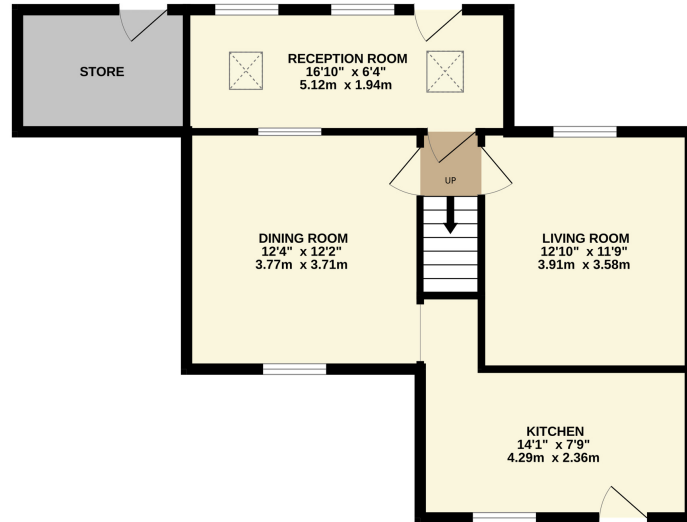
DIRECTIONS

From the Cooper and Tanner office, take Union Street to The Market Cross, turn right onto Bath Street passing The Bath Arms on your right. Take the next right, after the old Lloyds Ban building, into Lower North Street. Cathay Lane is the first turning on your left, and property is about half way along on your right-hand side. If the gates are open for your viewing, you are welcome to park on the driveway.

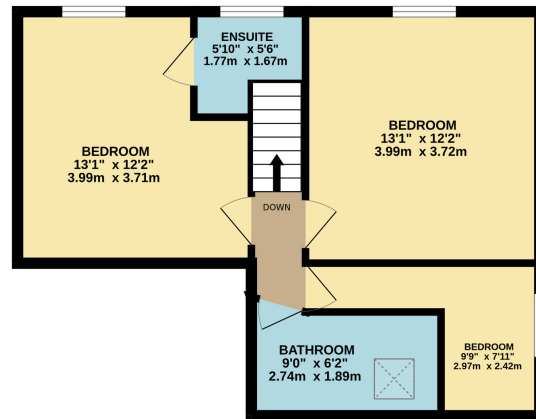




GROUND FLOOR



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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CHEDDAR OFFICE

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TANNER**

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