

# The Barrows

Cheddar, BS27 3BL

COOPER  
AND  
TANNER



**£360,000 Freehold**

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## Cheddar

### BS27 3BL

 2  2  2 EPC TBC

## £360,000 Freehold

### DESCRIPTION

Situated in the heart of the village is this stone built individual detached two bedroom property. Benefiting from a large driveway, garage, two reception rooms, front and rear gardens and two bedrooms.

Entering the property from the front you are welcomed into a spacious hallway that provides access into the living room, dining room and cloakroom. The living room is large front and side aspect windows and has double doors which open to the front. The living room is an extremely characterful room and benefits from exposed stonework and a wood burner helping to warm the home. The hallway has space for a table or cabinet. The cloakroom is of a good size with a basin, WC and a handy cupboard. The dining room is a front aspect room with plenty of space for a table and side cabinet with access into the kitchen and to the first floor. The kitchen is a good sized dual aspect room with a front window and doors opening to the garden. The kitchen has ample space for white appliances and is fitted with a selection of wall and base units. The first floor houses the two bedrooms and the family bathroom. Both bedrooms are front aspect rooms with the larger benefiting from built in wardrobes with the smaller benefiting from a storage cupboard. The family bathroom is fitted with a panelled bath with overhead shower, WC and basin. The house is warmed by gas central heating.

### OUTSIDE

Entering through the wooden gates at the front you are welcomed onto a large driveway that provides off street parking for multiple vehicles. The front area is mostly laid to gravel with a front lawn and is coloured by a selection of mature flowers and plants. There is access from the front into the rear garden and into the house. The garage which is accessed through an up and over door is a perfect storage area. The rear garden is fully enclosed by a high wall and is laid to patio and has a water feature.



### 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.

### LOCAL AUTHORITY

Somerset County Council

### COUNCIL TAX BAND

Band E

### SERVICES

All mains services

### VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner

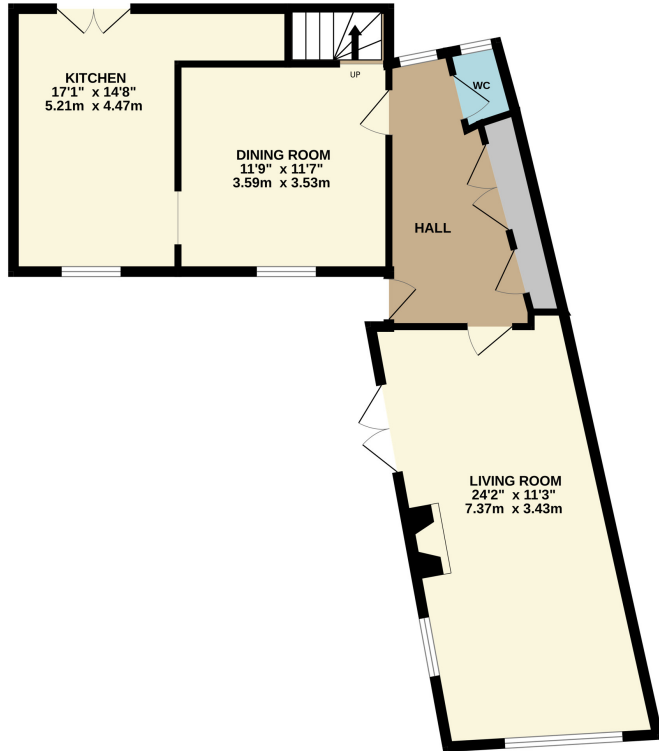
### DIRECTIONS

Travelling south from the Bristol direction along the A38, proceed down Shute Shelve turning left at Cross towards Cheddar and Axbridge. As you approach Upper New Road turn left, take the B3135 The Barrows towards the centre of Cheddar, past Hannay Road where the property is found opposite with a board at the front.

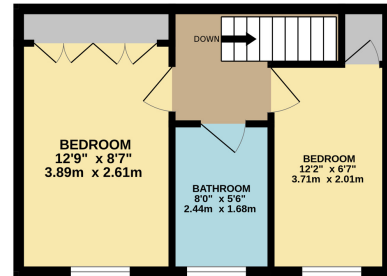




GROUND FLOOR



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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