

# Greenhayes

Cheddar, BS27 3HZ

COOPER  
AND  
TANNER



**£395,000 Freehold**

A detached three bedroom bungalow with separate one bedroom annexe located in a sought after cul-de-sac in the centre of Cheddar. The property offers well proportioned bedrooms, ample living space and driveway parking with a garage, all within a short walk from local amenities and near by schools

# Greenhayes

## Cheddar

### BS27 3HZ

 3  2  2 EPC B

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### DESCRIPTION

Upon entering the property you are welcomed into the spacious and light living space. A front aspect space with a large bay window and a wood burning stove inset with a slate hearth and exposed flue. There are a set of glazed doors that then open through into a versatile space currently used as a music room. From here there are openings into the large kitchen/diner. The main kitchen area comprises a selection of wall and base units with work tops above, integrated oven at eye level and a four ring gas hob with overhead extractor fan. Further integral white good appliances include a dishwasher, fridge and freezer. The kitchen is open planned to the triple aspect rear extension that acts as secondary kitchen come dining space. Here there are further base units with work surfaces above. There are windows to both sides and a door leading out to the rear garden. From the inner hallway there is access to all the bedrooms and to the loft space. Bedroom one is a front aspect room and provides ample space for furniture, likewise with bedroom two, located at the rear of the property. The third and final bedroom is also enjoys a front aspect. All of the rooms provide plenty of space to be used as double bedrooms. Concluding the main property is the rear aspect family bathroom, fitted with a large walk in shower cubicle, low level WC and a pedestal hand wash basin.

The property enjoys the added benefit of a detached annexe and workshop. Built in 2018 the "Cedar Wood" annexe has a studio style room with a kitchenette and bathroom leading off. Light fills the space through the sky lights, windows and doors and helps to create an extremely versatile space offering a number of options, including use as an office, artist studio or even a self contained separate accommodation that could lead to income if used as a holiday let. Adjacent to the annexe is a sizeable workshop/garden room. This space again offers a great amount of choice, the obvious option could be to merge it with the annexe and increase the size of this separate accommodation.

### OUTSIDE

The garden to the front of the property is mainly laid to lawn and is boarded by a selection of mature trees and plants. There is pathway that leads off the drive to the front door and into the rear garden. The drive provides parking for numerous vehicles and access into the garage via an up and over door, where there is power and lighting. The rear garden is extremely private and has been designed to offer an easily maintainable space. It is mainly laid to patio with gravelled seating areas. There are a selection of well stocked borders that include trees, shrubbery and planting that help to create a private and secluded spot. The property has the added benefit of 16.4 kilowatt solar panels. The income generated by these panels provides enough funds to effectively balance all gas and electricity costs for the year.

### 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 every hour 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, Wokey Hole Caves, Glastonbury Tor and the seaside at Weston Super Mare.

### TENURE

Freehold

### SERVICES

Solar Panels, Mains Electricity, Mains Water, Mains Drainage, Mains Gas

### LOCAL AUTHORITY

Somerset County Council

### COUNCIL TAX

Band D

### VIEWING

Strictly by appointment only please call Cooper and Tanner

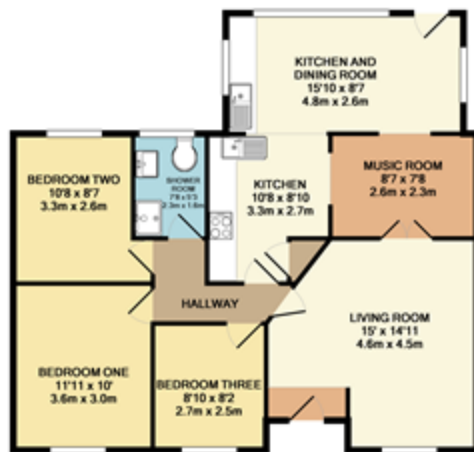
### VIEWINGS

From our office turn right and proceed to the Market Cross. Turn right onto the main A371 Bath Road, out of the village, and proceed along as far as the War Memorial before taking a right hand turn into The Hayes. Follow this road past the First School on the left hand side, and then the Fire Station on the right hand side, before taking the next turning left into Southfield. Take the right turning into Greenhayes where the property can then be found in the cul-de-sac on the right hand side towards the top of Greenhayes.









GROUND FLOOR  
APPROX. FLOOR  
AREA 883 SQ.FT.  
(82.0 SQ.M.)



TOTAL APPROX. FLOOR AREA 1253 SQ.FT. (116.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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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