

# Bay Lane

Draycott, BS27 3TA

COOPER  
AND  
TANNER



## £525,000 Freehold

A very well presented individual four bedroom spacious family home with great adaptable accommodation set on a good size plot with delightful gardens, ample parking and detached garage in this rural somerset village.



# Bay Lane Draycott BS27 3TA

 4  2  2 EPC D

## £525,000 Freehold

### DESCRIPTION

A very well presented individual four bedroom spacious family detached home with adaptable accommodation and set on a good size plot with delightful gardens, ample parking and detached garage in this rural Somerset village.

Upon entering the spacious reception hall, stairs with glass panelling rise to the first floor and doors lead to all the principle rooms. Porcelain tiled floor extends through to the kitchen. The large living room is a bright and airy room which has a front and rear aspect with bi-fold patio doors leading out onto the rear garden. There are two bedrooms to the front currently used as a second sitting room and large study/office. There is a downstairs shower room with two rear windows comprising corner shower cubicle, wash hand basin and WC. The kitchen/dining room is a great space for entertaining with newly fitted contemporary kitchen in 2024 with ample storage, integrated fridge/freezer and dishwasher, Neff Hide and Slide oven and combination microwave oven, Bosch induction hob and extractor hood. A concealed cupboard houses the gas boiler. A door leads to the side garden.

Upstairs there are two bedrooms and a bathroom. On the landing is a storage cupboard and sky light window. The main bedroom has sky light windows with great far reaching views, ceiling spot lights and an opening to the walk in dressing room. The second bedroom has sky light windows and ceiling spot lights. A family bathroom has a rear aspect with double glazed window, ceiling spot lights, extractor fan, bath with mixer tap and shower over and shower screen, low level WC. The house is warmed by gas central heating.

The property stands in a good size plot with a block paved driveway with off street parking for several cars. A wooden gated access to the side and leads to the garage with up and over door with light and power. To the rear there is a good sized paved patio area which is an ideal space for garden furniture. The main garden is laid to lawn with a range of shrubs trees and plants, vegetable patch, greenhouse, summer house with electricity to the rear of the garden. To the rear of the garage is a useful utility room with plumbing for a washing machine.

### OUTSIDE

The property stands in a good size plot with a block paved driveway with off street parking for several cars. A wooden gated access to the side and gives access to the garage with up and over door with light and power. To the rear there is a good sized paved patio area which is an ideal space for garden furniture. The main garden is laid to lawn with a range of shrubs trees and plants, vegetable patch, greenhouse, summer house to the rear of the garden. To the rear of the garage is a useful utility room with plumbing for a washing machine.

### LOCATION

Draycott is a much favoured village located in a sheltered position just south of the Mendip Hills and within two miles of Cheddar and six miles from Wells. Facilities include Post Office/General Stores, village school, Church, one local inn and a bus service to Wells, Cheddar and Weston Super Mare. Bristol and Bath are within daily commuting distance and the nearest M5 motorway junction is c.10 miles. Bristol International Airport is c.12 miles

### TENURE

Freehold

### LOCAL AUTHORITY

Somerset County Council

### COUNCIL TAX BAND

Band D

### VIEWINGS

Strictly by appointment only. Please contact Cooper and Tanner

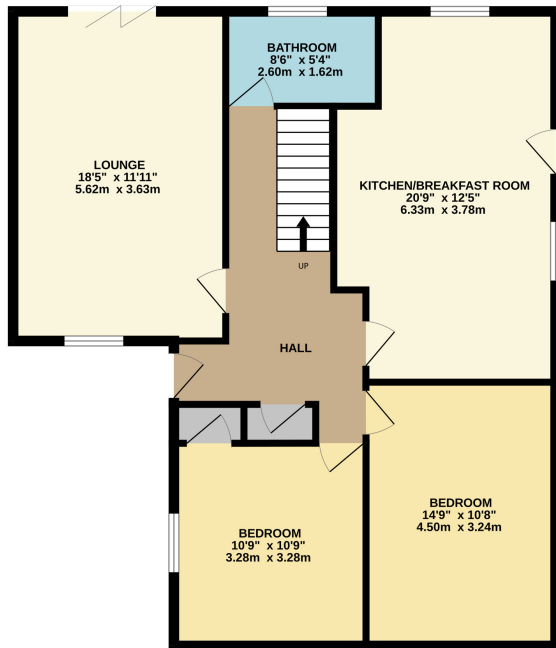




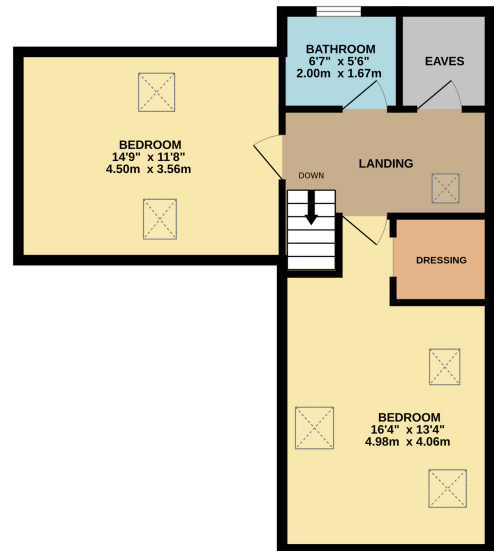




GROUND FLOOR  
925 sq.ft. (85.9 sq.m.) approx.



1ST FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 1447 sq.ft. (134.5 sq.m.) approx.

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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