



Station House, 31 Wideatts Road, BS27 3AT

£750,000 Freehold

COOPER  
AND  
TANNER







# Station House

## 31 Wideatts Road, BS27 3AT

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 4/5  3  2 EPC E

£750,000 Freehold

### Description

On the market for the first time in 25 years, this Victorian, detached, stone-built, period house offers ample accommodation for the growing family. It benefits from four/five bedrooms, three reception rooms, well maintained gardens, ample off-street parking and a coach house style double garage with accommodation and the potential to develop subject to planning.

Station House was built by GWR in the 1860's for the Station Master. Cheddar Station and railway line once ran at the back of the house and is now a popular cycle track and walkway known as the Strawberry Line.

Entering the property from the rear you are welcomed into a large conservatory. Open and bright, the conservatory has French doors which open out to a patio area and it enjoys views of the rear garden. Through a wooden, stained-glass door there is a spacious hall with feature archway and coving. To the right of the hallway, the character continues in the lounge. This room has a rear aspect window, dado and picture rails and a feature, cast iron fireplace with marble hearth. To the left of the hallway is a second reception room. Similarly, it benefits from a functioning feature wood burner in a brick-built fireplace with slate hearth and dual aspect windows allowing plenty of light into the room. To the rear of the ground floor, there is a

kitchen/breakfast room. This room benefits from oak wall and base units, sink with drainer, ceramic electric hob, built in double oven and has space for white appliances. There is also plenty of space for a dining room table. The garden can also be accessed via a wooden door in the kitchen. Downstairs also benefits from a separate utility room and a shower room. The utility room has an array of base units and has space for white appliances. Accessed from the utility room, the shower room is fitted with a shower cubicle, pedestal basin and low-level W/C. There is space underneath the staircase which is ideal for storage.

Upstairs, the bedrooms are accessed off the charming landing. The master bedroom is fitted with contemporary wardrobes, and has a rear aspect window looking out to the garden. This room also has a fitted vanity basin and a separate shower cubicle. There are two further double bedrooms, one looking out to the rear and one looking out to the front. The fourth bedroom is a single room and has a ladder staircase that leads to a loft room. This is a double room and is bright because of the skylights. Here, the partially boarded and shelved loft can be accessed. All the bedrooms share the large family bathroom. The bathroom is fitted with a pedestal basin, panelled bath under archway, bidet and a low-level W/C. There is also a handy airing cupboard.

















## Outside

Well maintained, the outside of this property is a perfect and private space to enjoy the sun, entertain and relax. The property offers ample parking from its large, brick driveway that is suitable for a variety of cars. There is a large coach house style double garage which has areas of converted storage space and ground floor hobby room/office with telephone point. Also, the garage benefits from a converted loft room that has the potential to be secondary living accommodation or offers business opportunities subject to planning consents. Out of the sky lights in this loft room there is far reaching views of Cheddar Gorge. In the garden, further bricked area is currently being used as a seating area as it can be accessed from the French doors in the conservatory. The garden is mostly laid with level lawn and is surrounded by hedging. A gardener's paradise, this space has lots of pretty flowers, plants and shrubs for the green fingered enthusiasts. Strategically placed, there is lots of seating areas to follow the sun all day. The garden is secured by a large iron gate and a wooden gate at the side.

## 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, Wookey Hole Caves, Glastonbury Tor and the seaside at Weston Super Mare.

## Directions

From our office in Union Street, Cheddar turn right at the Market Cross into Bath Street and continue into Wideatts Road (A371) where the property can be found almost opposite Comer Road.



### Local Information Cheddar

**Local Council:** Sedgemoor District Council

**Council Tax Band:** Band E

**Heating:** Gas central heating

**Services:** All mains' services

**Tenure:** Freehold



### Motorway Links

- Junction 21
- Junction 22



### Train Links

- Yatton
- Worle



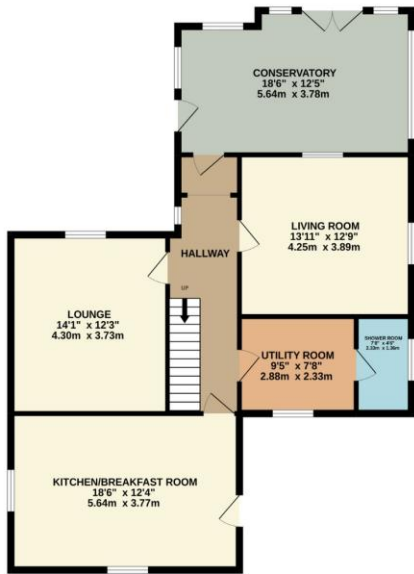
### Nearest Schools

- Cheddar First School
- Fairlands
- Kings of Wessex

CHEDDAR OFFICE  
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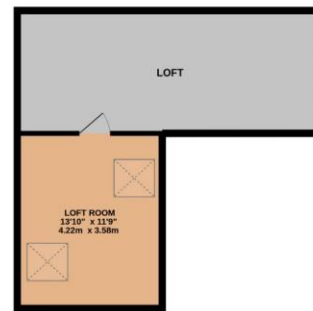
GROUND FLOOR  
 1013 sq.ft. (94.2 sq.m.) approx.



1ST FLOOR  
 782 sq.ft. (72.7 sq.m.) approx.



2ND FLOOR  
 403 sq.ft. (37.4 sq.m.) approx.



GROUND FLOOR  
 593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR  
 314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 2199 sq.ft. (204.3 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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TOTAL FLOOR AREA : 907 sq.ft. (84.3 sq.m.) approx.

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