

Barrows Road

Cheddar, BS27 3AY

COOPER
AND
TANNER



£850,000 Freehold

Set in the heart of the village and boasting an array of period features is this well proportioned property which is offered to the market with no onward chain complications.

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DESCRIPTION

Set in the heart of the village and boasting an array of period features is this well proportioned property which is offered to the market with no onward chain complications.

Entering the property from the rear garden you are welcomed into a spacious hallway filled with an array of period features and exposed flagstone flooring. The hallway provides access into all the reception rooms and provides access to the front and into an under stair cupboard. The property benefits from an array of reception rooms with a large rear aspect sitting room which over looks the garden, a drawing room which leads directly into the dining room and a breakfast room. The breakfast room and dining room both benefit from storage. The kitchen is a large front aspect room with stairs leading to the first floor and access into the rear porch and into the ground floor workshop. The kitchen is fitted with a selection of wall and base units with space for white appliances. The ground floor is completed with a utility room, cloakroom, workshop and garage.

The first floor houses four bedrooms and the bathroom facilities. There is a large front aspect master bedroom which enjoys panoramic views of the garden, another large front aspect bedroom, a large double bedroom and a side aspect bedroom. The light landing then leads through to bathroom which is fitted with a panelled bath, shower and basin. There is a separate side aspect cloakroom, landing cupboard and access into a store and first floor workshop which could be developed to allow for a bigger bathroom or to make separate living quarters.

The top floor is a large space with three further bedrooms two at one side and a larger bedroom at the other side. The large landing is currently utilised as a library but could be the perfect study or further reception space.

OUTSIDE

Sitting on an exceptionally generous plot you access the property from the road through a gate onto a pathway that is enclosed with walling and a mature hedge. There is alternative access from the side through a wooden gate. There is a large courtyard which provides off street parking for multiple vehicles. There is a large wooden outside shed which is perfect for garden storage. The garden is beautifully presented and is a perfect space for entertaining or allowing children to play and could potentially provide space for further buildings subject to the necessary consents. The garden is mostly laid to lawn with patio area, pond, summerhouse and stone outbuilding. The garden also currently consists of vegetable patches and is coloured and warmed by a selection of mature flowers, trees and mature planting. Outside provides access into a cloakroom which can also be accessed from the utility room and has access into a large garage through an electric roller door with lighting, power

and access back into the ground floor workshop.

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.

TENURE

Freehold

SERVICES

All mains services

LOCAL AUTHORITY

Somerset County Council

COUNCIL TAX

Band G

VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

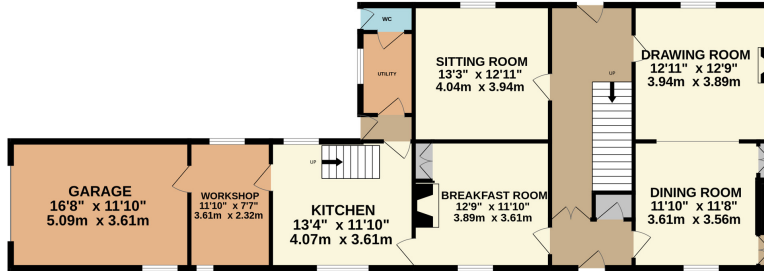
DIRECTIONS

From our Cheddar office, turn right and proceed to the Market Cross. Turn right into Bath Street and follow this road for approximately one mile, as the road becomes Station Road and then Wideatts Road. Just before the left hand turning into Lower New Road, turn right into Barrows Road. The property can be found on the right hand side.

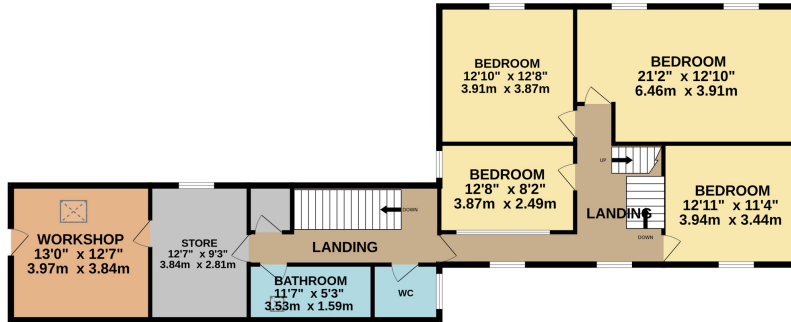




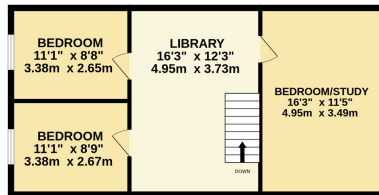
GROUND FLOOR
1316 sq.ft. (122.3 sq.m.) approx.



1ST FLOOR
1323 sq.ft. (122.9 sq.m.) approx.



2ND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 3246 sq.ft. (301.6 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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AND
TANNER**

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