

# LAUREL & WYLDE

E S T A T E   A G E N T S



## Pilgrims Cottage Lower North Street, Cheddar, Somerset BS27 3HH £445,000

A superb opportunity to acquire this detached character cottage, just a few minutes walk from the much sought after Cheddar Village centre.

Internally, the property has a kitchen/family room, sitting room, play room, living room, master bedroom with en-suite, four good size bedrooms and a family bathroom.

Externally the property has a sizable west facing garden, parking and patio area.

Viewing certainly advised.

### Entrance

Access through a brick built and uPVC double glazed vestibule area with an original wooden glazed door and matching panel over leading into what was the original entrance hall but is now a family room

### Family Room

Original exposed ceiling beams, wooden flooring, radiator, exposed original stonework with 2 wall light points, original wooden doors leading to the living room/family room.



### Living Room

A front aspect room with uPVC sash windows, exposed original ceiling beams, radiator and again a feature stone built fireplace with a floor standing cast iron log burner slate hearth and a wooden beam over. There is a door leading into the kitchen/breakfast room.



### Sitting Room

Front aspect with uPVC double glazed window, sash windows, original exposed ceiling beams, wooden flooring, radiator and 3 wall light points, there is a lovely feature stone built inglenook fireplace and wooden beam over also with floor standing cast iron log burner.



### Kitchen/Breakfast Room

A front and side aspect room with wooden glazed french doors leading out too the front and a wooden glazed door leading out to the side aspect front of the

property with 2 ceiling light points, 4 recessed spotlights, tiled flooring, radiator, stairs to first floor landing and door leading to the utility room. The kitchen has been fitted with a range of base and eye level units with wooden rolled work surfaces over, inset one and a half bowl sink with adjacent drainer and mixer tap over, integrated stainless steel oven with a matching stainless steel 4 ring hob and over, ample space for a dining table and chairs, also with under-stairs storage cupboard.



#### Utility

A side aspect room with wooden double glazed windows, 2 ceiling lights, tiled flooring, useful corner storage cupboard, fitted with a range of base and eye level units with granite effect rolled work surfaces over, space and plumbing for a washing machine, space for a tumble dryer, one bowl stainless steel sink and adjacent drainer and mixer tap over, extractor fan, door leading to the cloak room.

#### Cloakroom

Tiled flooring, ceiling light, wall mounted Vailant gas combination boiler system, low level WC, wash hand basin.

#### First Floor Landing

The first Floor Landing has a range of lighting and a radiator giving access to all rooms.

#### Master Bedroom

A front and side aspect room with wooden double glazed windows, ceiling light, wooden double glazed velux window, radiator and door to the en-suite shower room.



#### En-suite Shower Room

The en suite shower room consists of an obscure wooden double glazed window, tiled flooring, chrome heated



towel rail, a glazed and tiled corner shower cubicle with a wall mounted mains power shower system over, low level WC and a wall mounted wash hand basin.

### Bedroom 2

A front aspect room with uPVC double glazed sliding sash windows, ceiling light, original exposed beams, radiator and full width, full height, mirrored wardrobes,



### Family bathroom

A side aspect room with an obscure wooden double glazed window, ceiling light, tiled flooring, part tiled walls, suite comprising panel enclosed bath with a hand held shower attachment over, also with a glazed shower screen, wall mounted wash hand basin, low level WC and chrome heated towel rail.

### Bedroom 3

A front aspect room with uPVC double glazed sliding sash windows, exposed beam, ceiling light, wall light, radiator.

### Bedroom 4

A front aspect room with uPVC double glazed sliding sash windows, full height mirrored double wardrobes with sliding doors, feature cast iron fireplace with decorative tiled inserts also with radiator.



### Outside

There is off street parking for at least 1 vehicle, wooden double gates giving further access to a parking area should it be required, the front of the property has been laid to a mixture of shingle stone patio paving, lawn and also garden areas with a wide range of plants and shrubs, also with 2 wooden railway sleeper built raised flower beds. The garden is fully enclosed to all sides.



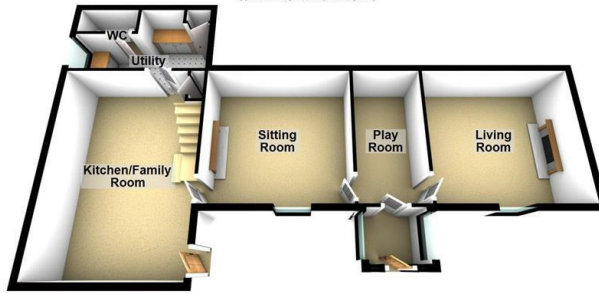
### Bedroom 5

A side aspect room with wooden double glazed windows, wooden double glazed roof light, radiator and 2 wall light points.



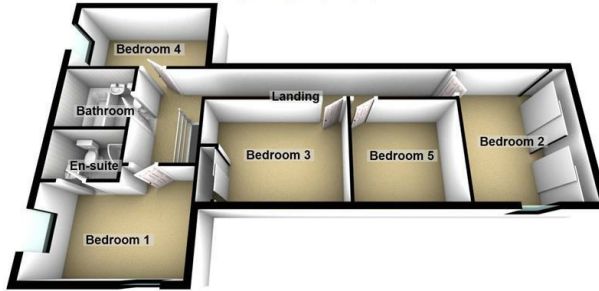
**Ground Floor**

Approx. 78.0 sq. metres (839.7 sq. feet)



**First Floor**

Approx. 75.6 sq. metres (813.4 sq. feet)



Total area: approx. 153.6 sq. metres (1653.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		91
(81-91)	B		
(69-80)	C		
(52-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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