



Roseleigh

The Barrows, Cheddar, BS27 3BG

debbie fortune



# Roseleigh, The Barrows, Cheddar, BS27 3BG

Price: £460,000

- Impressive detached family home
- Generous sized plot
- Four bedrooms/two bathrooms



- Living room/dining room/study
- Kitchen/breakfast room
- Close to local amenities and attractions



## DESCRIPTION

Set back from the road via an enclosed front lawn 'Roseleigh' is a well presented four bedroom home with an attractive gable fronted facade. Internally the property comprises a characterful entrance hallway leading to a lovely bay fronted living room complete with feature fireplace. Beyond the living room is a useful home office/play room with a rear aspect and views towards the Mendip Hills. To the left hand side of the entrance hallway lie's a formal dining room that enjoys a dual aspect and a further feature fireplace. The well proportion kitchen/diner sits at the back of the house and is fitted with a generous range of both wall mounted and floor base units along with plenty of space for a breakfast table for the family to congregate around and French doors out to the rear. There is also a useful utility, WC and side access door on the ground floor.

On the first floor you will find four bedrooms that include a smart master bedroom and ensuite complete with free standing wardrobes and a lovely bay window. The three further bedrooms are served by the family bathroom which is situated off the attractive landing.

There is a large loft area which could provide additional accommodation if desired subject to the necessary building approval.

Externally the property has a tarmac driveway leading from the front to the rear of the plot with a large parking area just beyond the house and a fabulous triple garage, this is an ideal space for a storing a caravan, boat or works vehicles, however should any potential buyer prefer to have a larger formal lawn then part of the driveway could easily be removed and turf put down in its place. The existing area of garden is enclosed by a picket fence with an attractive stone patio and play area and fabulous views towards the Mendip Hills and Cheddar Gorge.

The aforementioned triple garage is a dream for a classic car enthusiast or for those who like to tinker with engine or indeed those with a sporty disposition who may have vast array of outdoor equipment and bikes.

EPC rating C

## DIRECTIONS

Proceeding into Cheddar on the Axbridge Road and passing the petrol station on your right, continue into the village onto the Barrows and the property can be found on your left hand side just after the bend.

## SITUATION

Cheddar ([www.cheddarsomerset.co.uk](http://www.cheddarsomerset.co.uk)) is a picturesque and well known village situated within the heart of Somerset and located on the edge of the Mendip Hills. The village has a lot to offer including banks, a building society, post office, a wide selection of shops, a medical centre, dental surgery and good access to Weston Hospital. Within Cheddar there is a three-tier school system where children up to the age of nine will attend the first school ([www.cheddarfirst.uk.org](http://www.cheddarfirst.uk.org)), before moving on to Fairlands Middle School ([www.fairlands.somerset.sch.uk](http://www.fairlands.somerset.sch.uk)) and on to Kings of Wessex Community School ([www.kowessex.co.uk](http://www.kowessex.co.uk)). Independent schools nearby are Sidcot, Wells Cathedral School and Millfield. The village also has a wide selection of outdoor pursuits including sailing, abseiling and rock climbing and benefits from a selection of fitness and swimming classes held at the local Kings of Wessex Leisure Centre. The closest motorway access is Junction 22 at Edithmead and the town has good access to the City of Bristol and the seaside town of Weston-super-Mare. There is further access to the motorway network at Clevedon (junction 20) and St. Georges (junction 21) and there is an international airport at Lulsgate. Famous local attractions include Cheddar Gorge, Wookey Hole Caves and Glastonbury Tor and walkers will enjoy the trek up to Crook Peak.

**Our vendor says ...** Our house has had 'two careful owners' since it was built in 1932. We have renovated it but would like to think that it retains the original 1930's character with the bays, dark wood and picture rails. The children were aged between 9 and 13 when we bought it and it has been a lovely family home. They have all moved out now so time to 'downsize'.

**We have noticed ...** This handsome detached family home is perfectly balanced and formed, however for those who have a commercial mind, the extensive triple garage could (subject to the necessary planning and building consent) be converted to either accommodate an annexe for a dependent relative or independent teenager or indeed be utilised as a additional source of income as an independent dwelling for rental as a holiday home or even for the increasingly popular Air B&B market.

## PROPERTY DETAILS

### ENTRANCE HALL

**LIVING ROOM** 24' 2" x 11' 5" (7.37m x 3.48m)

**OFFICE** 11' 5" x 6' 6" (3.48m x 1.98m)

**DINING ROOM** 11' 11" x 11' 11" (3.63m x 3.63m)

**KITCHEN/FAMILY ROOM** 16' 1" x 13' 2" (4.9m x 4.01m)

### INNER HALLWAY

### CLOAKROOM

### UTILITY ROOM

### FIRST FLOOR LANDING

**MASTER BEDROOM** 14' 9" x 12' 1" (4.5m x 3.68m) (max)

### EN SUITE SHOWER ROOM

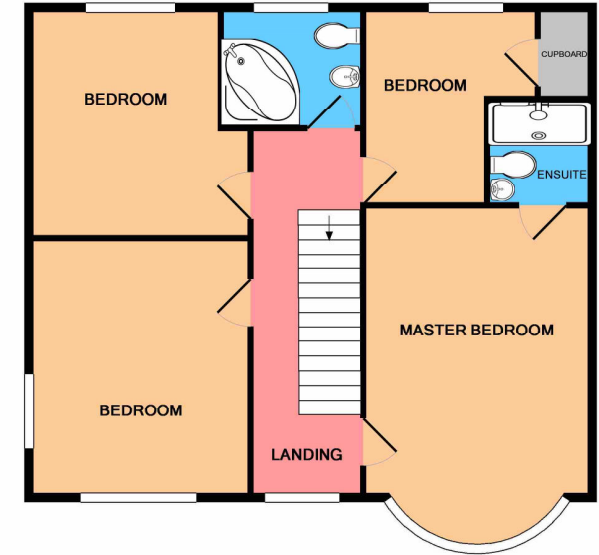
**BEDROOM TWO** 11' 11" x 11' 10" (3.63m x 3.61m)

**BEDROOM THREE** 11' 11" x 10' 0" (3.63m x 3.05m) (max)

**BEDROOM FOUR** 11' 5" x 9' 10" (3.48m x 3m) (max)

### FAMILY BATHROOM

## Floor Plan



TOTAL APPROX. FLOOR AREA 1589 SQ.FT. (147.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Tel 01934 862370 [www.debbiefortune.co.uk](http://www.debbiefortune.co.uk)



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