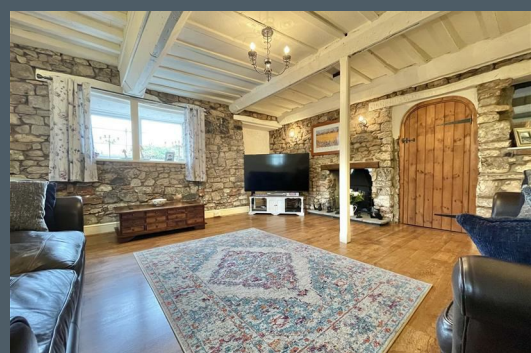


LAUREL & WYLDE

E S T A T E A G E N T S



Poachers Table Cliff Street, Cheddar, Somerset BS27 3PT Offers in excess of £550,000

*** BEAUTIFUL PERIOD PROPERTY RETAINING MUCH OF ITS ORIGINAL CHARM AND CHARACTER ***
APPROX 2,270 SQ FT *** 6 BEDROOMS - 4 WITH EN SUITES *** DESIRABLE LOCATION SET IN THE VERY
HEART OF CHEDDAR *** PRIVATE 'LOW MAINTENANCE' TERRACE GARDEN *** MAIN LIVING ROOM ***
HANDSOME DINING HALL WITH WINDOW SEAT AND LARGE CAST IRON FIRE *** STUDY *** GAMES
ROOM *** STORE ROOM *** OFF STREET PARKING FOR 4 VEHICLES *** WALKING DISTANCE TO ALL
LOCAL AMENITIES AND SCHOOLS *** OUTSTANDING SCHOOLS LOCATION *** EPC D *** COUNCIL TAX
BAND G *** FREEHOLD ***

Entrance Hall

Access to the property is via a solid wooden door with an inset glazed panel, leading straight into the entrance hall, where you will find wooden flooring, two UPVC front aspect double glazed windows, two ceiling lights, and a radiator. From the entrance hall there is a glazed window looking through to the lounge, a wooden door with inset glazed panel leading into the lounge, and stairs leading to first floor landing.



Lounge

16'7 x 16'0 (5.05m x 4.88m)

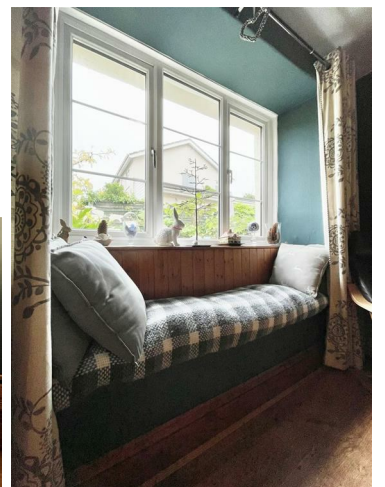
A side aspect room with a UPVC double glazed window, wooden flooring, ceiling light, three wall lights, painted ceiling beams, radiator, television point, an under stairs storage cupboard, and a door leading through to the dining hall. The lounge also boasts a feature window looking through to the dining hall, exposed original stone walls to two walls, and an open feature fireplace allowing you to see through to the dining hall, housing a double ended cast iron gas stove sat on a stone hearth with a wooden mantle.



Dining Room

16'6 x 15'10 (5.03m x 4.83m)

With a side aspect UPVC double glazed window with window seat below, wooden flooring, the other side of the open feature fireplace in the lounge, exposed original stone walling, painted original ceiling beams, four wall lights, and plenty of space for a large dining table and chairs. The dining all also features double doors providing access to a built in pantry, and a step up and wooden door to the kitchen.





Kitchen

15'9 x 13'10 (4.80m x 4.22m)

A side aspect room with a UPVC double glazed window and a wooden door with inset glazed panel leading out to the terrace, with Amtico wooden flooring, two ceiling lights each with four rotating spotlights, original wooden ceiling beam, and a feature original stone painted fireplace currently housing shelving but can be reverted to a working fireplace. The kitchen has been fitted with a range of base and eye level units with a rolled edge work surface over, a 1 bowl stainless steel sink with a mixer tap over and tiled splashbacks, space for a washing machine, space for a tumble dryer, space for a dishwasher, space for a tall fridge freezer, and a Neff eye level double oven and a five gas ring hob with a Neff extractor hood over. From the kitchen there is a door to a very large cupboard currently housing another tall fridge/freezer, perfect for storage or as a pantry, and steps leading up to the study/office.



Study Area

8'2 x 7'10 (2.49m x 2.39m)

Featuring ceiling light, wood effect flooring, telephone point, and a staircase leading to the first floor landing.



Games Room

17'7 x 11'11 (5.36m x 3.63m)

A side aspect room with a UPVC double glazed window, two ceiling lights, radiator, television point, and a door and steps leading into the store room.





vinyl flooring. Suite comprising a panel enclosed bath with a wall mounted mains shower, a pedestal wash hand basin and a low level WC.



First Floor Landing

With six ceiling lights, a door and steps leading to what could be a dressing area, a radiator, three loft hatches giving access to the large roof space, ceiling light, and doors to bedrooms one, two, and three. Further doors providing access to bedrooms four, five, six and seven, as well as the shower room, a separate cloakroom, and a door leading to the second staircase which will take you back to the main entrance hall of the property.



Store Room

10'10 x 10'7 (3.30m x 3.23m)

A side aspect room with a UPVC double glazed window, a door leading to the terrace.



Bedroom One

12'1 x 10'9 (3.68m x 3.28m)

A rear aspect room with a UPVC double glazed window, ceiling light, and radiator.

Bathroom

9'7 x 7'11 (2.92m x 2.41m)

A part tiled room with a ceiling light, extractor fan, and



Bedroom Two

12'1 x 10'2 (3.68m x 3.10m)

A side aspect room with a UPVC double glazed window, and ceiling light.



Bedroom Three

13'5 x 13'0 (4.09m x 3.96m)

A side aspect room with a UPVC double glazed window, ceiling light, and double wooden doors leading to an ensuite shower room.



Bedroom Four

12'1 x 8'10 (3.68m x 2.69m)

A side aspect room with a UPVC double glazed window, ceiling light, and radiator.



Bedroom Five

12'0 x 7'11 (3.66m x 2.41m)

A side aspect room with a UPVC double glazed window, ceiling light, and a door leading to a cupboard.



Bedroom Six
 11'4 x 9'3 (3.45m x 2.82m)

A front aspect room with a wooden double glazed window, ceiling light, radiator, a wooden door to a cupboard space, and double doors leading to an ensuite shower room.



Ensuite Shower Room
 With vinyl flooring, ceiling light, and extractor fan. Suite comprising low level WC, wash hand basin, and a fully tiled step in shower enclosure housing an electric shower system.



Study
 9'9 x 8'4 (2.97m x 2.54m)

A side aspect room with a UPVC double glazed window, ceiling light, radiator, and a step up and wooden double doors into an ensuite shower room.



Ensuite Shower Room
 With tiled flooring, low level WC, wash hand basin, and a step in shower enclosure housing an electric shower system.



Family Bathroom

A fully tiled room with a side aspect obscure UPVC double glazed window, wooden flooring, ceiling light. Suite comprising pedestal wash hand basin and a step in shower enclosure housing an electric shower system. You will also find a door to a cupboard which houses the wall mounted gas fired combination boiler.

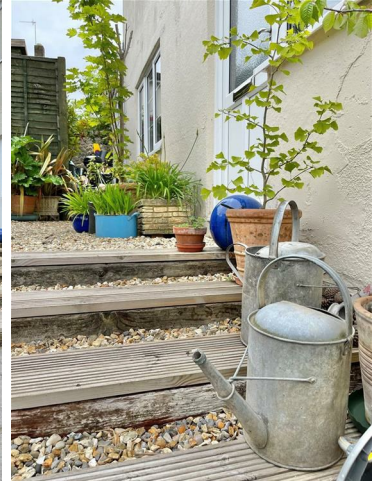
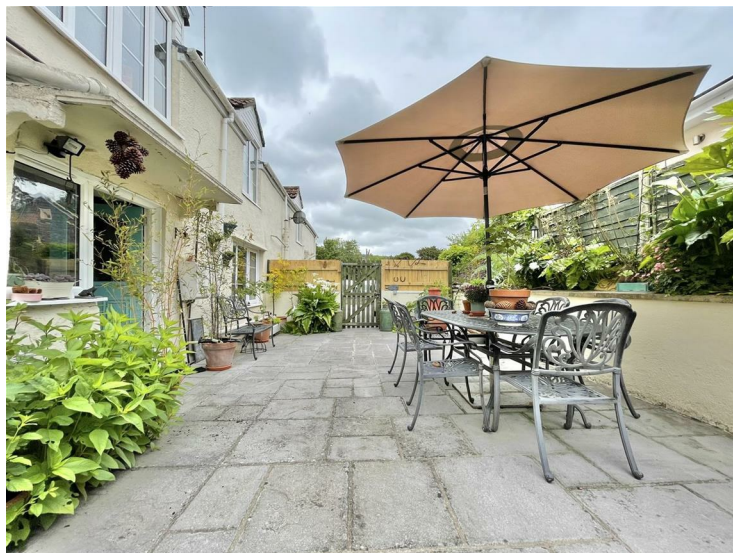


Additional Cloakroom

With a low level WC, wash hand basin with tiled splashbacks, vinyl flooring, and ceiling light.

Garden

To the front of the property there is parking for up to four vehicles. A gate leads you through to a lovely terraced area where there is a very large patio with plenty of space for outdoor furniture, and steps leading up to another shingle stone area. Further steps which in turn lead you to the rear of the garden, where you will find a beautiful sunny garden, with an original stone wall to the back and a large wooden shed.



Shed

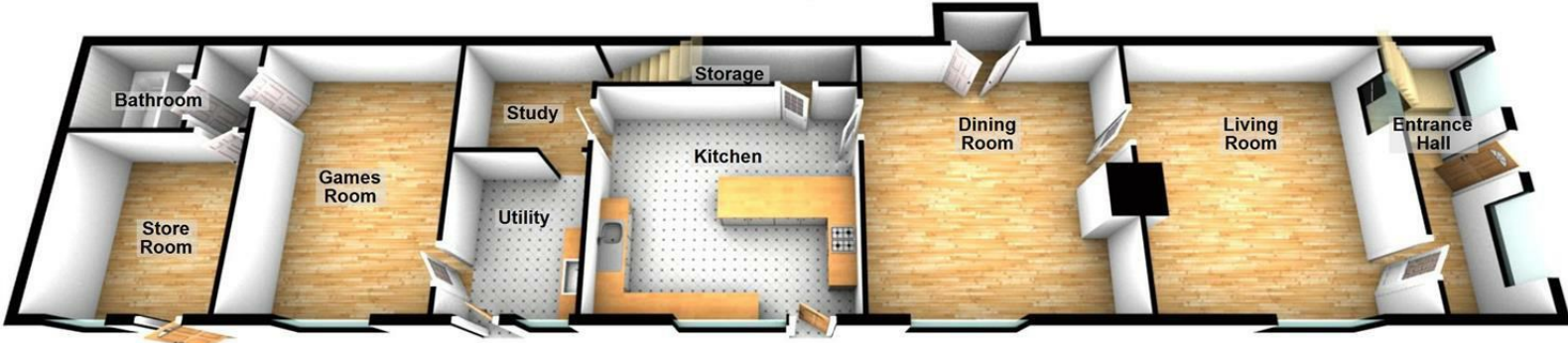


Parking



Ground Floor

Approx. 134.6 sq. metres (1448.4 sq. feet)



First Floor

Approx. 124.3 sq. metres (1337.6 sq. feet)



Total area: approx. 258.8 sq. metres (2786.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	77

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	