

LAUREL & WYLDE

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



Cleeve House Church Street, Cheddar, BS27 3RA £512,000

*** IF BROWSING ON YOUR PHONE, PLEASE DO CLICK ON THE 'VIDEO TOUR' TAB BELOW TO SEE OUR FABULOUS VIDEOS *** SITUATED RIGHT IN THE HEART OF CHEDDAR YOU CAN FIND THIS ABSOLUTELY FABULOUS PROPERTY WITH A LOVELY GARDEN, OUTDOOR BAR / OUTBUILDING AND HOT TUB AREA *** LARGE GARAGE AND AMPLE OFF STREET PARKING *** ALMOST 1,500 SQ/FT OF ACCOMMODATION *** FOUR BEDROOMS & TWO BATHROOMS *** CAN BE USED AS A THREE BEDROOM PROPERTY WITH A LARGE ONE BEDROOM ANNEXE *** LIVING ROOM *** DINING ROOM / 2ND SITTING ROOM *** SNUG / BREAKFAST ROOM *** KITCHEN *** UTILITY ROOM ***

Entrance into Utility

Via a wooden glazed stable door matching wooden glazed side panels, ceiling light, tiled flooring, work surfaces either side of the room with space and plumbing for washing machine, dishwasher, space for tumble dryer, further appliance space or bins storage ect, two further shelving units either side of the room, wooden glazed door to the kitchen.

Kitchen

12 x 11'6 (3.66m x 3.51m)

A front to back room with wooden glazed windows and ceiling light, original ceiling beams, tiled flooring, opening through to the dining room. Fitted with a range of base and eye level units with a wooden square edge work surfaces, with a similar detached central island, there is one bowl ceramic Belfast sink with chrome mixer tap over, tiled splash backs, space and gas point for a range cooker, space for a tall fridge freezer, radiator.

Snug

11'10 x 10'8 (3.61m x 3.25m)

A front aspect room with a wooden double glazed window, exposed original ceiling beam, original flagstone flooring, stairs to first flooring landing, two wall light points, feature cast iron fire place with a decorative wooden outer surround and mantel, with a tiled hearth, useful understairs cloaks space, ample space for dining table and chairs.

Dining Room

16'2 x 11'11 (4.93m x 3.63m)

A good sized front aspect room with a large feature arched wooden double glazed window, exposed original ceiling beams, wall lights, radiator, feature fire place with a cast iron floor standing log burner on a slate heath with a wooden mantel over, door to the living room/annexe.

Living Room/Annexe Living

16'5 x 16 (5.00m x 4.88m)

A front aspect room with a wooden double glazed window, wooden glazed door to a useful storage/porch which in turn has a stable door leading to the front of the property, this could be a separate entrance for an annexe should it be required. Ceiling light, radiator, door to the main suite/annexe bedroom.

Main Bedroom / Annexe Room

15'11 x 13'1 (4.85m x 3.99m)

Front aspect room with wooden double glazed window, ceiling light, radiator, and a door leading through to the En-Suite shower room.

En-Suite

A lovely front aspect room with wooden obscure double glazed window, ceiling light, extractor fan, radiator, tiled flooring, low level WC, wash hand basin with chrome mixer tap, large step in wet room style glazed and tiled shower enclosure, with a wall mounted electric shower system over.

First Floor landing

Two ceiling lights, rear aspect wooden double glazed window.

Bedroom Two

Front to back room with a wooden double glazed window to the front and two single glazed windows to the rear, ceiling light, radiator.

Bedroom Three

Front aspect room with a wooden double glazed window, ceiling light, radiator, door to a useful storage cupboard also housing the Worcester gas fired combination boiler system.

Bedroom Four

A front aspect room with a wooden double glazed window, ceiling light, radiator.

Family Bathroom

A rear aspect room with an obscure double glazed window, with a lovely feature window seat, ceiling light, chrome heated towel rail, wall light, low level WC, pedestal wash hand basin, panel enclosed bath with a chrome mixer tap and hand held shower attachment over, door to a useful storage/airing cupboard.

Front

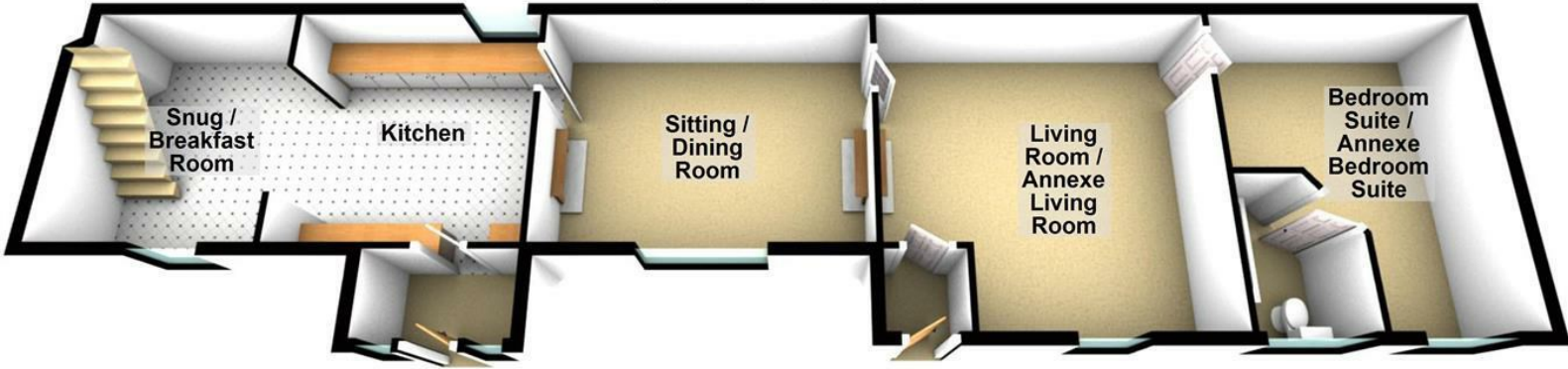
There is a wooden five bar gated access to the main driveway, the driveway is a shared driveway with next door leading up to the main driveway/parking area, detached garage and the fabulous rear garden. Upon entrance to the driveway, there are two useful timber-built storage sheds, there is a timber built log store, a large shingle stone driveway, a range of flower and shrub boarders throughout. The main driveway provides parking for at least four cars and leads up to the detached garage which has recently been fitted with a timber clad, a large, pitched roof and a large electric roll over door providing ample space for a campervan should it be required, there is a side window, side pedestrian door, outside lighting, internal lighting and power, and a external car charger. To the side of the garage there is a timber built shed and a picket style fence and timber-built pergola feature leading through to the main garden.

Main Garden

Mainly laid to lawn, a range of flower and shrub boarders throughout, fully enclosed to each side with original stone walling and fencing to the rear, built raised vegetable beds, and at the rear of the garden there is a lovely feature entertaining area, where you would find timber built log cabin, which is for use as a outdoor entertaining space/living space, with power, lighting, wooden flooring, living area and a timber built bar. Builder has power, lighting, two front aspect wooden double glazed windows, wooden double glazed doors leading in. To the side of log cabin there is a good sized deck area, with a shelter BBQ area and also currently housing the hot tub power point.

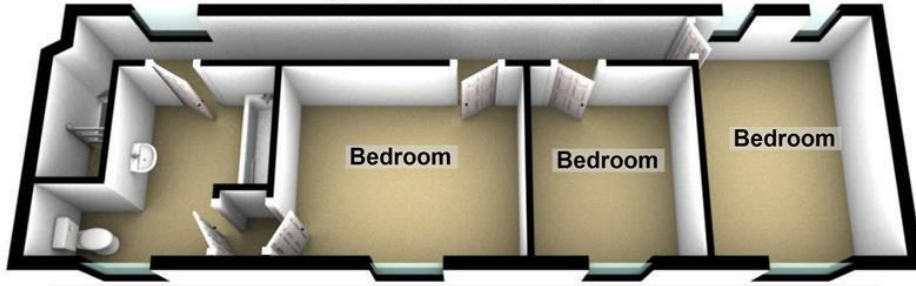
Ground Floor

Approx. 90.9 sq. metres (979.0 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.2 sq. feet)



Total area: approx. 134.3 sq. metres (1445.2 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	

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		
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	