

# LAUREL & WYLDE

E S T A T E   A G E N T S



## Mendipside The Street, Cheddar, BS27 3TH £595,000

\*\*\* HANDSOME DETACHED 'DRAYCOTT STONE' PERIOD PROPERTY \*\*\* FIVE BEDROOMS \*\*\* GRAND ENTRANCE HALL WITH ORIGINAL FLAGSTONE FLOORING \*\*\* DOWNSTAIRS SHOWER ROOM \*\*\* MAIN FORMAL LIVING ROOM WITH CAST IRON WOOD BURNING STOVE \*\*\* SECOND RECEPTION/FORMAL DINING ROOM WITH LOG BURNING STOVE \*\*\* LARGE OPEN PLAN KITCHEN/BREAKFAST/FAMILY ROOM FEATURING INGLENOOK FIREPLACE \*\*\* GARDEN ROOM \*\*\* BALCONY WITH STUNNING VIEWS OFF THE MAIN BEDROOM \*\*\* TWO ENSUITES \*\*\* MAIN FAMILY BATHROOM \*\*\* LARGE CONVERTED 'ATTIC' ROOMS OFFERING A VERY VERSATILE SPACE \*\*\* MANY STUNNING ORIGINAL FEATURES TO TAKE IN THROUGHOUT \*\*\* ENCLOSED GARDEN WITH PATIO AREA AND AN ORIGINAL 'WELL' \*\*\* OFF STREET PARKING \*\*\* STONE BUILT DOUBLE GARAGE \*\*\* POPULAR VILLAGE LOCATION \*\*\* NO ONWARD CHAIN \*\*\* EPC D \*\*\* COUNCIL TAX BAND E \*\*\* FREEHOLD \*\*\*

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### Main Entrance/Hallway

Access through a bespoke, obscure leaded and decorative stained glass double glazed door with a matching panel over to the grand entrance hall featuring a beautiful staircase leading to the first floor landing, original flagstone flooring, a feature chandelier hanging light, a rear aspect wooden double glazed window, radiator, doors leading to the cloakroom, formal living room and second sitting/formal dining.



### Formal Living Room

16'6 x 14'1 (5.03m x 4.29m)

A lovely, cosy front aspect room with leaded wooden double-glazed windows, coved ceiling, ceiling and wall lights, picture rails, radiator, full width bespoke built in cupboards and display shelves and a feature Draycott stone built fireplace with a floor standing cast iron log burner on a flagstone hearth with a wooden beam mantle.



### Cloakroom/Shower Room

Ceiling light, tiled flooring, radiator, low level wc, pedestal wash hand basin with chrome mixer tap, tiled splash backs and a tiled step in shower area with a wall mounted Mira electric shower system.



### Second Sitting Room/Formal Dining Room

16'6 x 14'11 (5.03m x 4.55m)

A great sized front to back room with wooden double-glazed windows with a window seat underneath to the front and wooden double glazed French doors leading out to the rear, ceiling light, picture rails, wall lights, radiator, feature brick built fireplace housing a cast iron

log burner and door leading through to the original main hallway and steps to the main Kitchen/Dining/Family Room



**Kitchen/Dining/Family Room**  
22'9 x 16'6 (6.93m x 5.03m)

Featuring two sets of front and rear aspect wooden double-glazed windows, ample space for dining table and chairs, a detached large central island, fitted with a range of base and eye level units with wooden worktop surfaces, space and gas point for a large range cooker, tiled splash backs, a two bowl ceramic sink with an adjacent drainer and mixer tap, space and plumbing for a dishwasher and a washing machine, built in fridge freezer. Door to the Garden and Boiler Room:-



### Boiler Cupboard

A useful space housing the Ideal gas fire combination boiler system.

### Garden Room

14'11 x 9'2 (4.55m x 2.79m)

Of a brick built and wooden UPVC double glazed construction with wooden double glazed French doors leading out to the front and wooden double glazed French doors leading out to the side decking area, coved ceiling, wall lights, radiator and tiled flooring.



### First Floor Landing

A very spacious landing area with a feature arched wooden glazed window, three feature hanging lights, two radiators, stairs leading to the second floor and with doors to bedrooms one, two, three, four and the family bathroom.



### Main Bedroom Suite

16'6 x 16'2 (5.03m x 4.93m)

Access via steps from the main landing, there is a secondary landing which is part of the main bedroom suite where you will find full width built in storage/airing cupboards, doors to the main bedroom and the en suite bathroom, ceiling spotlights and two double glazed

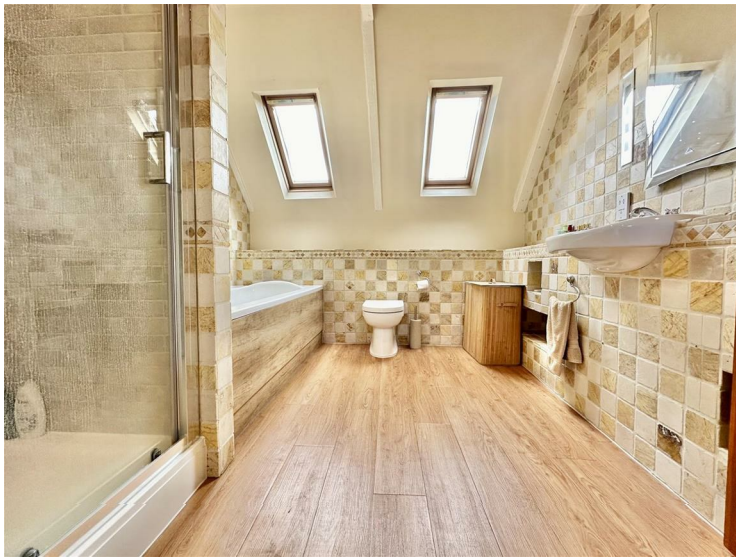
Velux roof lights, radiator.

The main bedroom is large with two wooden double-glazed windows and wooden UPVC double glazed French doors leading out the balcony/terrace. Partly vaulted ceiling with exposed original ceiling beams, ceiling spotlights, laminate wooden flooring, a very large feature vertical radiator, full height and width built in wardrobes consisting of five double wardrobes and one single wardrobe, plus a range of additional movable bedroom furniture which is incorporating a vanity unit.



### Family Bathroom

A large front aspect room with two wooden double glazed Velux roof lights, ceiling spotlights, laminate wooden flooring, feature vertical radiator, wash hand basin with chrome mixer taps, low level WC with a hidden cistern, large double ended jacuzzi/spa bath with a hand held mixer tap and shower attachment, a good sized step in glazed and tile shower enclosure with a wall mounted mains overhead and hand held shower attachment.



**Bedroom Three**

12'9 x 12'7 (3.89m x 3.84m)

A front aspect room with wooden double-glazed windows, ceiling lights, radiator, built in wardrobe, door to the en suite shower room.



**Bedroom Two**

13'3 x 12 (4.04m x 3.66m)

A front aspect room with wooden double-glazed windows, ceiling lights, range of built in and movable bedroom furniture, opening to the ensuite shower room.



**En Suite Shower Room**

A side aspect room with wooden double-glazed windows, ceiling spotlights, extractor fan, radiator, low level wc, wash hand basin and a good sized shower area with a wall mounted Mira electric shower system.



**Ensuite Shower Room**

Ceiling light, radiator, extractor fan, low level wc, pedestal wash hand basin, glazed and tiled enclosed shower area with a Mira shower system.

**Bedroom Four**

12'9 x 8'5 (3.89m x 2.57m)

A front aspect room with wooden double-glazed windows, ceiling lights, radiator.



## Second Floor

### Attic Room One

17'3 x 12'10 (5.26m x 3.91m)

Exposed original ceiling beams, ceiling spotlights, radiator, and two large wooden double glazed roof lights providing amazing views across The Levels and Glastonbury Tor. These rooms could easily be used as occasional bedrooms/playroom/office area.



### Attic Room Two

16'5 x 12'10 (5.00m x 3.91m)

Entrance via room one, exposed original ceiling beams, ceiling spotlights, radiator, and two large wooden double glazed roof lights providing amazing views across The Levels and Glastonbury Tor. It also has a opening leading to another bathroom.



## Garden, Garage and Parking

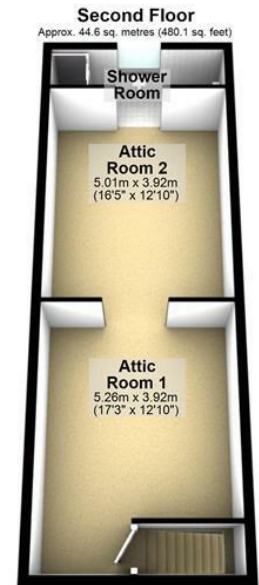
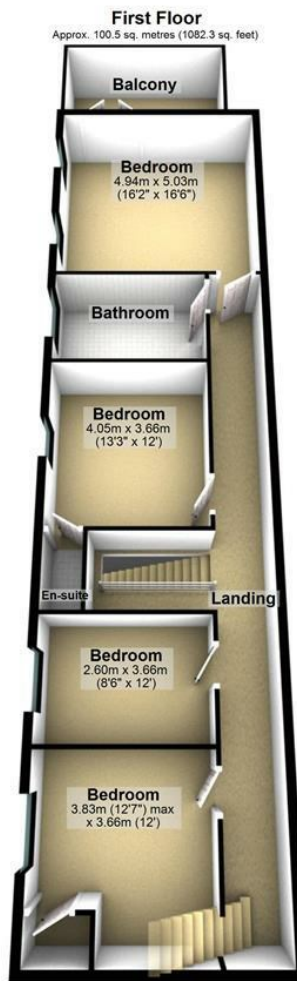
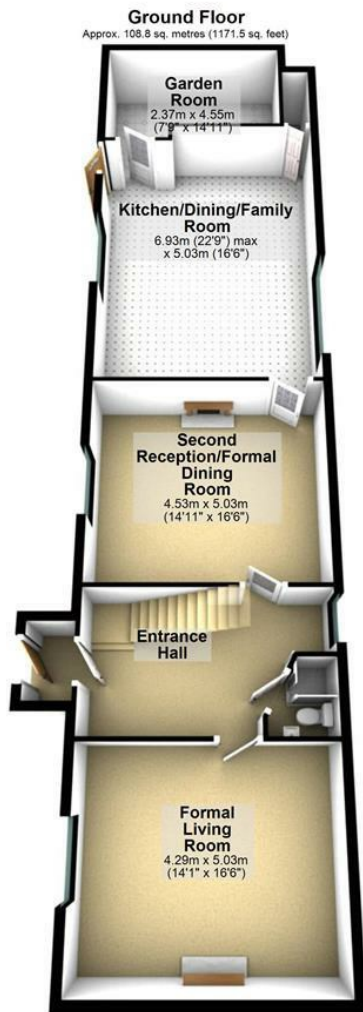
There are various garden areas laid to a mixture of patio paving, crazy paving, shingle stone and lawn, a range of flower and shrub beds and borders surrounding and throughout, a raised pond feature, decking area with a pergola to the side of the garden room.

There is main off street parking for at least two vehicles and a 'Draycott stone' built double garage which has two up and over doors, side pedestrian door and power and lighting. The garage is split into two parts - the second part has a pedestrian door and side wooden window giving access to the workshop.





Ariel View



Total area: approx. 254.0 sq. metres (2733.9 sq. feet)

