

LAUREL & WYLDE

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



The Old Post Office Wells Road, Cheddar, BS27 3UU £595,000

*** SUBSTANTIAL DETACHED PERIOD PROPERTY SAT IN GARDENS AND GROUNDS OF APPROX 2 ACRES
*** FOUR/FIVE BEDROOMS *** LOTS OF BEAUTIFUL ORIGINAL FEATURES *** LIVING ROOM ***
HANDSOME DRAWING ROOM FEATURING A LARGE OPEN FIREPLACE *** LARGE KITCHEN/BREAKFAST
ROOM *** DINING ROOM *** DAY/BREAKFAST/STORE ROOM *** DOWNSTAIRS SHOWER ROOM ***
UTILITY *** OUTBUILDINGS WITH POTENTIAL TO CONVERT TO ACCOMMODATION *** DETACHED
GARAGE WITH BARN BEHIND *** OFF STREET PARKING *** EPC TO BE CONFIRMED *** COUNCIL TAX
BAND *** FREEHOLD *** NO CHAIN ***

Entrance Hallway

Access is via a solid wooden door leading straight into the hallway. The hallway has ceiling lights, radiator, doors to the second living room, dining room, stairs to the first-floor landing.

Sitting Room

Is a front aspect room with a UPVC double glazed window, ceiling light, picture rail, radiator, original feature open fireplace housing a cast iron wood burning stove on a stone hearth.



feature open fireplace and an opening to the day/storeroom.



Dining Room

Is a front aspect room with a UPVC double glazed window, ceiling light, radiator, picture rail, a feature open fireplace with a stone outer surround set on a tiled hearth, door to the main living room and door to the kitchen/breakfast room.



Drawing Room

Is a wonderful front and side aspect room in the house with UPVC double glazed windows, featuring stone flooring, two ceiling lights, wall light, radiator. There is a

Kitchen/Breakfast Room

Is a rear aspect room with two UPVC double glazed windows, oak wood flooring, ceiling spotlights, two radiators, fitted with base and eye level units with a square edge granite worktop, eyeline level oven and grill, one and a half bowl sink with mixer tap, space for a dishwasher, space for a fridge freezer, gas four ring hob with an extractor fan above, door to breakfast/day room. There is a door to understairs storage that could be used for a pantry. There is a door to the utility area.



Downstairs Shower Room

A Side aspect room with obscure UPVC double glazed window, ceiling light, low level wc, a step-in shower housing an electric shower system.



Day Room/Store Room

A front aspect room with UPVC double glazed window, ceiling light, original flagstone flooring, exposed stone walls, and original wooden door to a built-in storage cupboard.



Landing

At the top of the landing are ceiling lights, Velux window, radiator, doors to all bedrooms, the bathroom, the airing cupboard (with shelving) and a door to the second floor attic room.

Utility

A rear and side aspect room with UPVC double glazed window overlooking the rear garden, ceiling strip light, oak flooring, side aspect door to the garden. Fitted with radiator, wall mounted Valiant boiler, base units with granite worktop, and built in Belfast sink. Space and plumbing for a washing machine, door to the shower room.



Bedroom One

A front aspect room with a UPVC double glazed window, ceiling light, original picture rails, stripped and stained wood flooring, door to the inner hallway (leading to the attic rooms).



Bedroom Four

A side aspect room with a UPVC double glazed window, ceiling light, radiator, loft hatch giving access to the roof space and a door to an occasional bedroom five/nursery/office.



Bedroom Two

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



Occasional Bedroom Five/Study Room

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



Bedroom Three

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



Bathroom

A side aspect room with a UPVC double glazed window, ceiling light, radiator, a panel enclosed bath, wash hand basin and low level WC.



Attic Room

The attic room has three ceiling lights and two Velux windows offering lovely views of the Mendip Hills



Outbuilding



Outside

A fabulous sized garden that is well stocked with a range of flower, shrub bed borders, trees and hedging areas throughout. There is a gated access to the driveway. From the garden there is another access to an additional barn which could be used for stables or storage etc. There is a pond feature and a lovely Draycott stone built wall with a wooden gated access to the land/paddock area. The land/paddock is approx. 2 acres in size. Near the back of the garage there is hay store / field shelter.







Front of Property



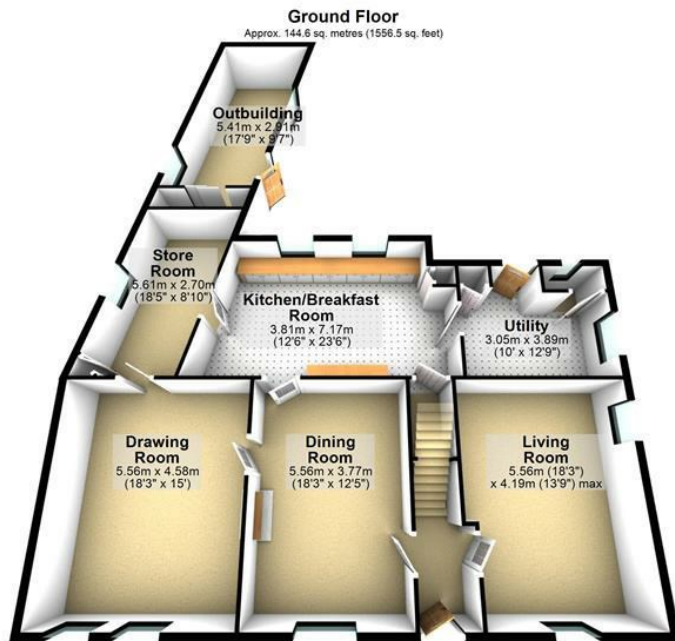
Driveway Parking, Garage and Store Room

The driveway provides off street parking for approx. 4 - 6 cars and leads to the large detached garage which has power, lighting and a pitched roof and a pit. Behind the garage there is a door to a little shed.

Ariel Drone View







Total area: approx. 255.6 sq. metres (2750.9 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		