

# LAUREL & WYLDE

E S T A T E   A G E N T S



## The Barton Cathay Lane, Cheddar, BS27 3HB £475,000

\*\*\* EXCEPTIONAL ATTACHED PERIOD COTTAGE RETAINING MANY ORIGINAL FEATURES \*\*\* SOUGHT AFTER CATHAY LANE LOCATION \*\*\* BEAUTIFUL LIVING/DINING ROOM WITH AN ORIGINAL OPEN FIREPLACE AND BREAD OVEN TO ONE END AND A VICTORIAN CAST IRON FIREPLACE TO THE OTHER \*\*\* KITCHEN FEATURING A HAND BUILT SOLID WOODEN KITCHEN \*\*\* BREAKFAST AREA \*\*\* SECOND RECEPTION ROOM WHICH WOULD BE PERFECT AS A SNUG/OFFICE/PLAYROOM \*\*\* EXTENDED DOWNSTAIRS BEDROOM WITH A VAULTED CEILING AND OWN ENTRANCE TO THE OUTSIDE \*\*\* UTILITY/SHOWER ROOM \*\*\* TWO DOUBLE BEDROOMS UPSTAIRS FEATURING ORIGINAL BEAMS AND USEFUL BUILT IN WOODEN WARDROBES \*\*\* FAMILY BATHROOM \*\*\* WALK THROUGH 'OFFICE/PLAYROOM' AREA (COULD BE EASILY CONVERTED TO ANOTHER BEDROOM) \*\*\* IMMACULATE AND LOW MAINTENANCE COURTYARD TERRACE \*\*\* OFF STREET PARKING FOR UP TO FOUR VEHICLES \*\*\* ATTACHED BARN WITH WORKSHOP/STORE ROOM TO ONE END (could easily be converted subject to the necessary planning consents) \*\*\* THIS PROPERTY WOULD LEND ITSELF TO DUAL OCCUPANCY \*\*\* ADDED BENEFIT OF NO ONWARD CHAIN \*\*\*EPC TBC \*\*\* COUNCIL TAX BAND D \*\*\* FREEHOLD \*\*\*

## Front Entrance



## Entrance Hall

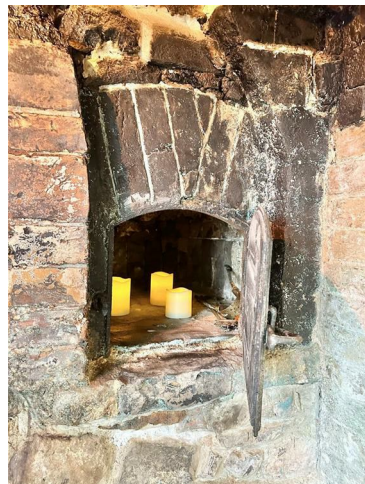
Access to the property is via a wooden stable door with inset stained glass window leading straight into the hallway. The hallway features tiled flooring, ceiling light, latch wooden door to the main sitting/dining room, opening to the kitchen/breakfast room and stairs to the first floor landing with an understairs storage cupboard.



## Sitting Room

28'6 x 11'10 (8.69m x 3.61m)

A front aspect room with two wooden glazed windows with original beam above and window seats underneath, two ceiling lights each with three rotating spotlights, two radiators. To one end of the large room is a beautiful original stone built fireplace housing a cast iron wood burning stove and an original bread oven, with shelving to both sides and a light. To the other end of the room is an original cast iron fireplace sat on a stone hearth with built in shelving either side.





**Kitchen/Breakfast Room**  
**23'7 x 8'4 (7.19m x 2.54m)**

A side aspect room with a wooden glazed window, ceiling spotlights, tiled flooring, radiator, fitted with a range of bespoke hand built solid wooden units with a square edge solid wooden work top over, an 8 ring Range Cooker with extractor hood above, space for a fridge, a pull out larder cupboard, space for a slimline dishwasher and under work surface appliance (currently a freezer), two bowl Belfast sink with a mixer tap over, an arch opening to the breakfast room which features tiled flooring, a Velux window, two wall lights, original beams, a built in 'larder' style cupboard with shelving, an opening to the main sitting/dining room, step up and opening into the second reception room.





### Inner Hallway

Has ceiling spotlights, wood effect laminate flooring, radiator, a built in floor to ceiling double cupboard with shelving inside, a wooden latch door to the utility/shower room and a wooden door to bedroom three.



### Second Reception Room/Snug/Office

11'3 x 11'1 (3.43m x 3.38m)

A side aspect room with a wooden glazed window and double UPVC double glazed doors to the outside, tiled flooring, three wall lights, radiator, original ceiling beams, loft hatch giving access to the roof space (which has good head height), wooden latch door to an inner hallway.

### Utility/Shower Room

A side aspect room with a wooden obscure window, original ceiling beam, spotlights, wood effect vinyl flooring, a ladder style stainless steel radiator, low level WC, a step in shower housing a mains shower system, a cupboard and square edge work surface housing a one bowl ceramic sink, space and plumbing for a washing machine.





### First Floor Landing

On approach to the landing there is a side aspect wooden glazed window and at the top of the landing is a large side aspect wooden glazed window, ceiling light, door to bedroom one and a glazed door to a large walk through space which would be perfect for use as an office.

### Ground Floor Bedroom Three

A fabulous addition to the property with a vaulted ceiling which could also be used as another reception room or an annex room. A stunning side aspect room with two UPVC double glazed windows and a wooden door with inset stained glass window to the outside, radiator, wood effect laminate flooring, Velux window, two wall lights,



### Bedroom One

15'7 x 11'11 (4.75m x 3.63m)

A front aspect room with a wooden glazed window, ceiling light, original ceiling beams, radiator and a large built in wooden wardrobe and another built in cupboard with shelving, television point.





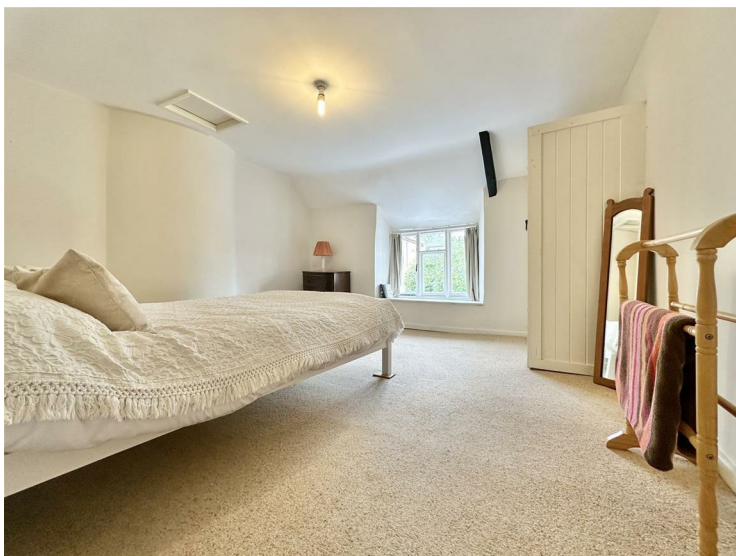
**Study Area (large walk through)**

A side aspect space with a wooden glazed window, ceiling light, television point and doors to bedroom two and the bathroom. It could be used as an office or a play area. It could also be turned into a bedroom.



**Bedroom Two**  
12'6 x 12'2 (3.81m x 3.71m)

A front aspect room with a glazed wooden window, ceiling light, radiator, original ceiling beams, loft hatch giving access to the roof space and a built in wooden double wardrobe.



**Family Bathroom**  
7'7 x 6'2 (2.31m x 1.88m)

A side aspect room with an obscure wooden glazed window, ceiling light, ladder style stainless steel radiator, wood effect vinyl flooring, panel enclosed bath housing an electric shower system to one end, low level WC, pedestal wash hand basin and a wall light with a shaver socket.



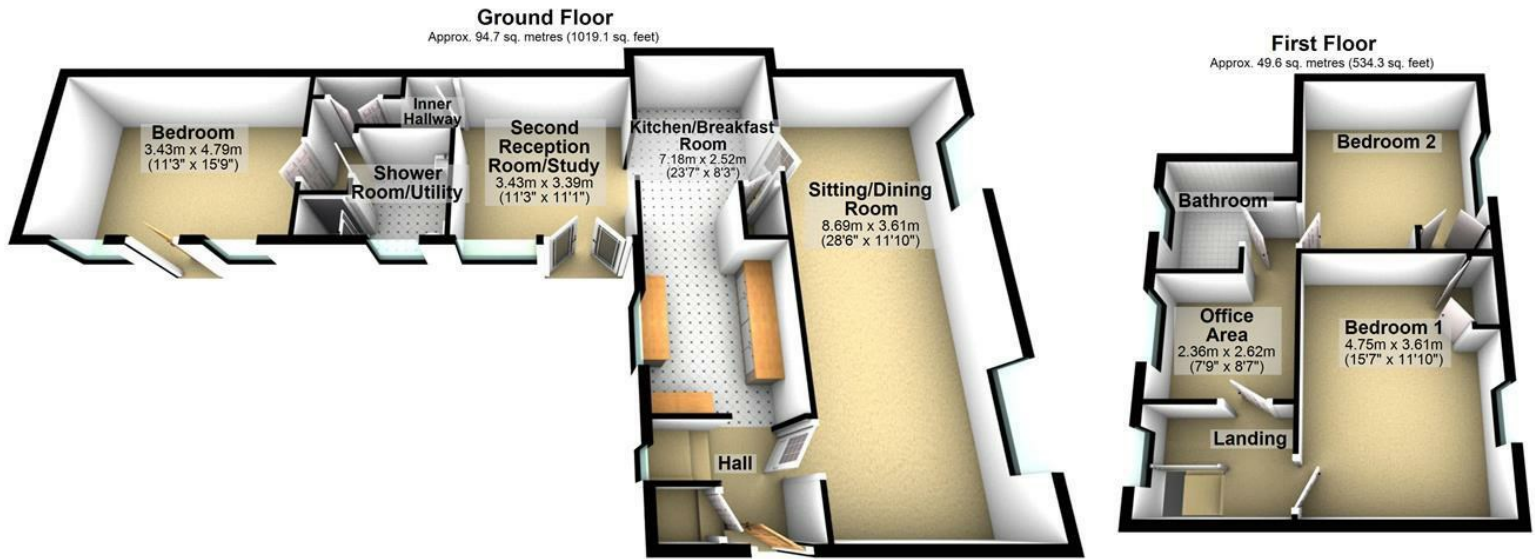
**Garden**

The outside is enclosed by an original stone wall with driveway parking for up to four vehicles. A wrought iron gate leads to the enclosed private terrace area which is laid to patio. A beautiful feature old wishing well with decorative tap sits here as well as raised flower and shrub borders, outdoor light and a shingle stone area perfect for housing pots.



### Barn and Parking

There is driveway parking for up to four vehicles and an attached barn with power, lighting, a sheltered parking space and a very useful workshop to one end. This area would make a perfect outdoor kitchen/entertaining space or subject to planning could be converted to additional living space.



Total area: approx. 144.3 sq. metres (1553.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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

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