

LAUREL & WYLDE

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



Gorge's Bottom 54 St. Andrews Road, Cheddar, BS27 3NG £950,000

*** PLEASE CLICK ON THE VIDEO TAB TO SEE OUR AMAZING PROPERTY VIDEOS *** WOW WOW WOW - ARGUABLY ONE OF THE MOST AMAZING PROPERTIES IN CHEDDAR *** WHAT A TRULY SPECTACULAR PLACE INSIDE AND OUT, AT THE BOTTOM OF CHEDDAR GORGE, OFFERING THE MOST WONDERFUL KITCHEN / DINING & FAMILY ROOM *** UTILITY ROOM & CLOAKROOM *** LIVING ROOM *** LARGE OFFICE / BEDROOM FOUR *** THREE VERY LARGE BEDROOMS ON THE FIRST FLOOR WITH A MASTER SUITE *** FAMILY BATHROOM WITH A LARGE BATH *** BEAUTIFUL ONE BEDROOM ANNEXE WITH A FABULOUS KITCHEN & SHOWER ROOM *** (POTENTIAL OF £25,000+ P/A INCOME) *** ANNEXE GARDEN WITH HOT-TUB *** DRIVEWAY PARKING FOR 8-10 CARS *** LARGE DETACHED DOUBLE GARAGE *** BEAUTIFUL GARDEN WITH PATIO / TERRACE, FRUIT & VEG GARDEN *** OUTSIDE HOT AND COLD TAPS *** LOG STORE AND SHED *** THE MOST AMAZING TIMBER OUTBUILDING / ENTERTAINING SPACE WE HAVE EVER SEEN!!! *** ABSOLUTELY UNBELIEVABLE ***

Entrance Hall

Accessed through a composite double glazed door with a full height obscure uPVC double glazed side panel, stairs leading to the first floor landing, three feature hanging lights, exposed Oak beam, wood effect tiled flooring, useful built in cloaks / shoe / storage cupboards, doors to the living room, large office / bedroom four, the store cupboard, cloakroom and with beautiful feature full height wooden double glazed doors and windows leading from the hallway into the main kitchen / dining & family room.



Kitchen/Dining/Family Room

35'2 (max) x 20'3 (max) (10.72m (max) x 6.17m (max))

Arguably one of the main selling points of the property, an absolutely fabulous area with front and rear uPVC double glazed windows, side aspect double glazed bi-folding doors leading out to the terrace and gardens, exposed Oak ceiling beams, wood effect tiled flooring, feature cast iron log burner on a slate hearth with a decorative tiled surround. The living area has ample space for a range of furniture, the kitchen has been fitted with a range of base and eye level units, with marble worktops, two bowl ceramic sink with an adjacent drainer and mixer tap, space and plumbing for a tall American fridge / freezer, large built in pantry cupboard, integrated dishwasher, space and gas point for a large Range Cooker with a glass splash-back and an extractor hood over, tiled splash-backs to all water sensitive areas and a feature, detached island / breakfast bar with seating space for at least four people.

Range of feature hanging lights and spotlighting throughout. Door to the utility room.





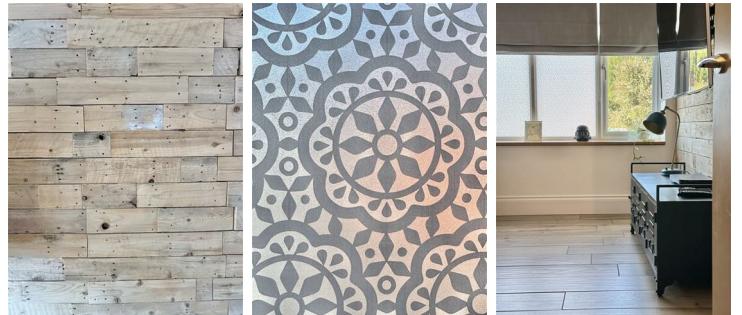
window, feature timber-cladded wall, ceiling light, wood effect tiled flooring.



Utility Room

7'7 x 6'2 (2.31m x 1.88m)

A rear aspect room with an obscure double glazed door, ceiling spotlights, wood effect tiled flooring, fitted with a range of base and eye level units with marble worksurfaces, inset one bowl sink with an adjacent drainer and mixer tap, space and plumbing for a washing machine, space for a tumble dryer, large utility cupboard currently housing the Worcester gas fired combination boiler system.



Cloakroom

Ceiling spotlight, extractor fan, wood effect tiled flooring, low level WC, vanity unit incorporating wash hand basin with a tiled splashback.



Living Room

14'10 x 13'8 (4.52m x 4.17m)

A front aspect room with a large uPVC double glazed

Bedroom Four / Office

13'3 x 9'4 (4.04m x 2.84m)

A rear aspect room with a uPVC double glazed window, ceiling light, wood effect tiled flooring.



Landing

A fabulous landing space with two uPVC double glazed Velux rooflights, exposed Oak beams, feature hanging lights, radiator and with doors to the bedrooms 1, 2, 3, and the family bathroom.



Master Suite

21'6 x 14'5 (6.55m x 4.39m)

A very spacious master suite with a large front aspect uPVC double glazed window, vaulted ceilings with two feature hanging lights, separate light feature with two rotating spotlights, two radiators, there is a bedroom area and a separate area that could be a sitting / reading or even be built in to a dressing room / area. Door to;

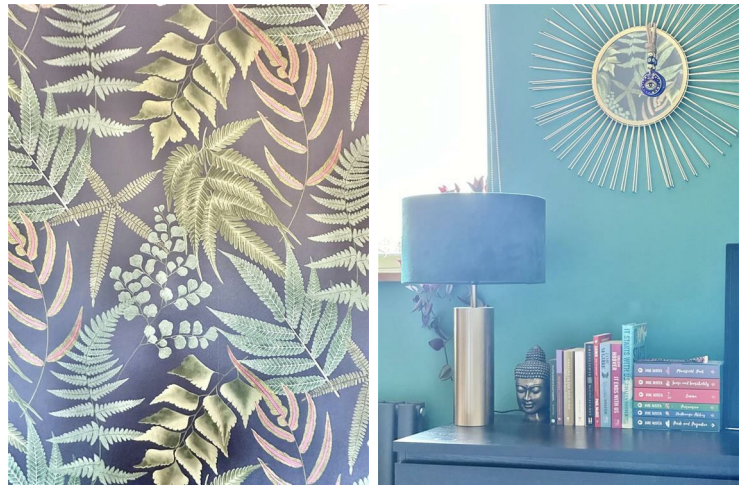
En Suite

A rear aspect room with an obscure uPVC double glazed window, vaulted ceiling with a little loft space, feature hanging light, extractor fan, wood effect tiled flooring, chrome heated towel rail, low level WC, vanity unit incorporating wash hand basin with a chrome mixer tap and a large, walk in, glazed and tiled shower enclosure with a wall mounted over-head and hand held mains shower system.



Bedroom Two
19 x 11'50 (5.79m x 3.35m)

A front aspect room with a vaulted ceiling and a uPVC double glazed window, two feature hanging lights, radiator.



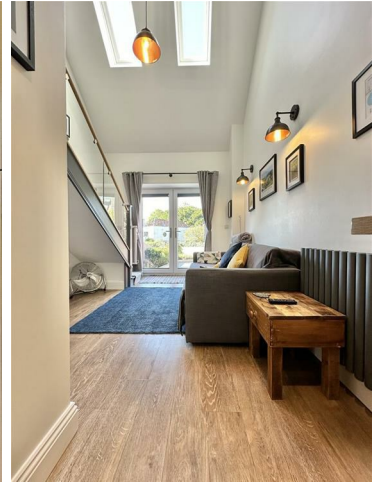
Family Bathroom
10'2 x 9'2 (3.10m x 2.79m)

A rear aspect room with an obscure uPVC double glazed window, vaulted ceiling with a little loft space, feature hanging light, ceiling spotlights, extractor fan, wood effect tiled flooring, chrome heated towel rail, vanity unit incorporating wash hand basin and chrome mixer tap, very large double-ended bath with a chrome mixer tap over and a large, walk in, glazed and tiled shower enclosure with a wall mounted over-head and hand held mains shower system.



Bedroom Three
20 ' 2 x 12'3 (max) (6.10m ' 0.61m x 3.73m (max))

A side aspect room with a vaulted ceiling and a uPVC double glazed window, two feature hanging lights, radiator.



Annexe

The main entrance is through the main front driveway, through uPVC double glazed French Doors. The first part is the living area with an access through to the breakfast bar, kitchen and shower room. There is a very high vaulted ceiling with feature hanging lights and spotlights, also a staircase leading up to the bedroom area. The bedroom area has ample space for a king-size bed and bedroom furniture.

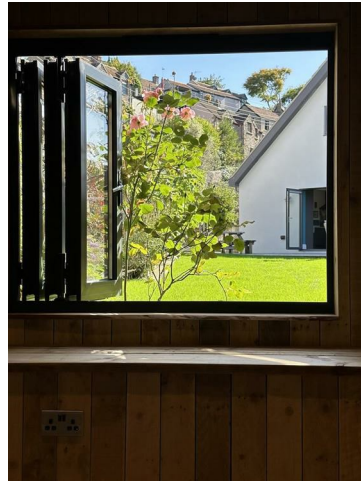
The Kitchen has been fitted with a range of base and eye level units, wooden square edge work-surfaces, there is an inset one bowl sink with an adjacent drainer and mixer tap, tiled splash-backs, integrated oven with a 4-ring induction hob and extractor hood over, integrated microwave oven, integrated dishwasher, space for a tall fridge / freezer and a corner cupboard housing the gas fired combination boiler system. The breakfast bar has seating space for at least 3 people.

The shower room has ceiling spotlights, extractor fan, chrome heated towel rail, low level WC, vanity unit incorporating wash hand basin with a chrome mixer tap and tiled splash-backs and a glazed and tiled shower cubicle with a wall mounted over-head and handheld mains shower system.





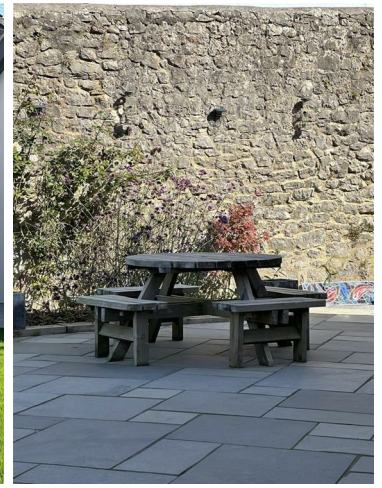
Outside, the annexe has its own private garden with an alfresco dining terrace, a sloped garden and another terrace at the top where you will find the hot tub and 'evening sun' raised, outdoor living terrace.



Outdoor Entertaining Suite / Outbuilding

Genuinely, in all our years of Estate Agency, never before have we seen such a cool / amazing outdoor space! Built to the highest standard with power, lighting, loads of socket points, a secure lockable uPVC double glazed entry door, bi-folding WINDOWS, there is a living / seating area and a bar / entertaining area.

It really needs to be seen to fully appreciate how spectacular it is!



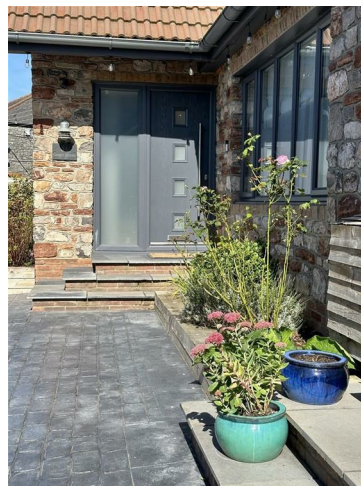
Main Gardens

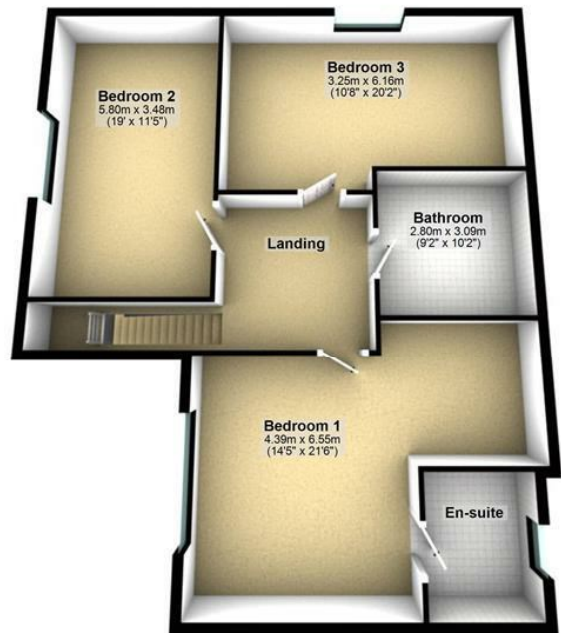
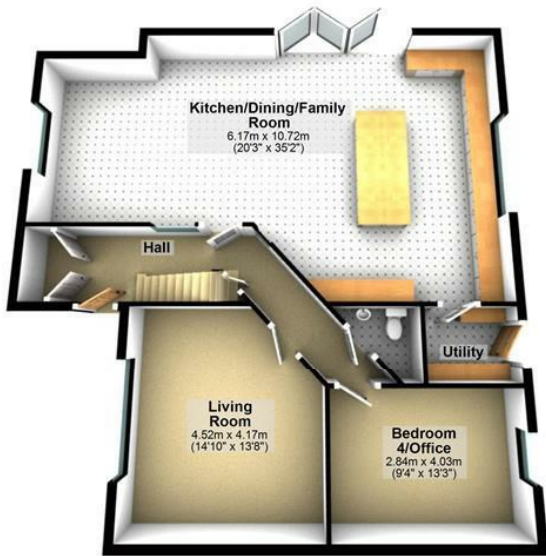
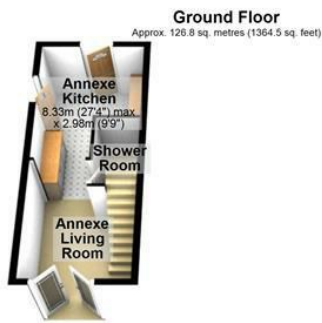
The main garden has been predominantly laid to lawn with a fabulous range of raised flower and shrub beds and borders throughout, there is a fabulous alfresco dining terrace outside of the main kitchen / dining and family room which in turn, leads around the back of the house. At the back there are two outside tap areas, one of which supplies hot and cold water, the other just cold. There is a picket fence gated access up the terraced garden which is well stocked with a range of flowers, shrubs, fruit and vegetables, this leads up to another patio / paved terrace. At the other end of the garden there is a large wooden shed, a wooden built bin and log store, a shingled stone area & walkway and arguably the main selling point of the property..... the Outdoor Entertaining Suite / Outbuilding!



Front of the Property & Garage

Outside to the front of the property there is a very large driveway providing off street parking for 8-10 cars, the driveway has a large sideways sliding electric keypad vehicular and pedestrian gated access. Surrounding the driveway there are various raised flower and shrub beds / borders, there is an access to the main house and the annexe via the steps, there is a wooden gated access to the main garden and an access to the large stone built detached garage / outbuilding through the wooden glazed bi-folding doors. The garage has a pitched and tiled roof, three phase power, lighting, a side pedestrian door, a side aspect uPVC double glazed window and a mezzanine floor and storage area with ladder.





Total area: approx. 236.9 sq. metres (2550.2 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		