

LAUREL & WYLDE

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



Burnacott Church Street, Cheddar, Somerset BS27 3RA £650,000

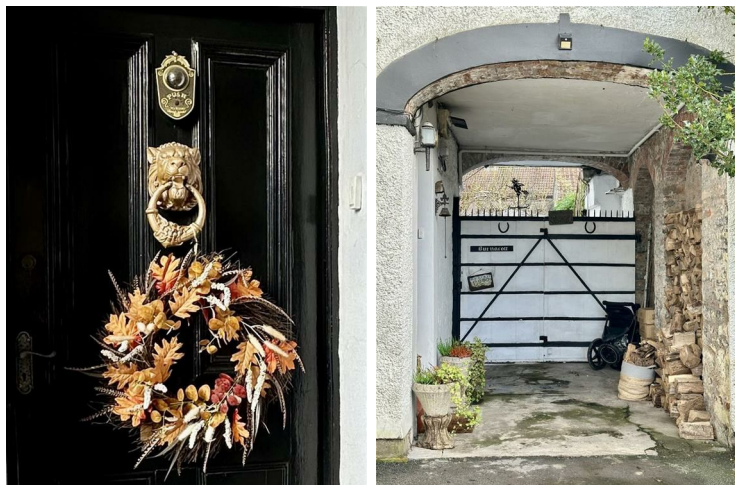
*** WHAT A GRAND HOUSE THIS IS *** BEAUTIFUL GEORGIAN PROPERTY RIGHT IN THE VERY HEART OF CHEDDAR
*** DECEPTIVELY LARGE *** SIX BEDROOMS *** FORMAL MAIN RECEPTION ROOM WITH BEAUTIFUL ORIGINAL
FEATURES *** SECOND RECEPTION ROOM *** ENTRANCE DINING HALL *** KITCHEN *** SEPERATE UTILITY ***
DOWNSTAIRS WET ROOM *** LOFT ROOM *** SEPERATE ONE BEDRROM FLAT *** VERY VERSATILE
ACCOMMODATION *** CONVENIENTLY LOCATED WITHIN WALKING DISTANCE TO ALL AMENITIES AND SCHOOLS
*** OFF STREET PARKING *** PRIVATE GARDEN WITH SUMMERHOUSE, PLENTY OF STORAGE AND AN OUTSIDE PET
SHOWER ROOM *** PART EXCHANGE CONSIDERED *** EPC E *** COUNCIL TAX BAND E ***

Entrance and Porch

Access is via a solid wooden door leading straight into a porch.

Porch

The porch has as a wood effect vinyl flooring and a glazed door into a large dining hall.



Dining Hall/Family Room

What a grand entrance!! This fabulous rooms features an large feature inglenook fireplace, radiator and doors to the garden.



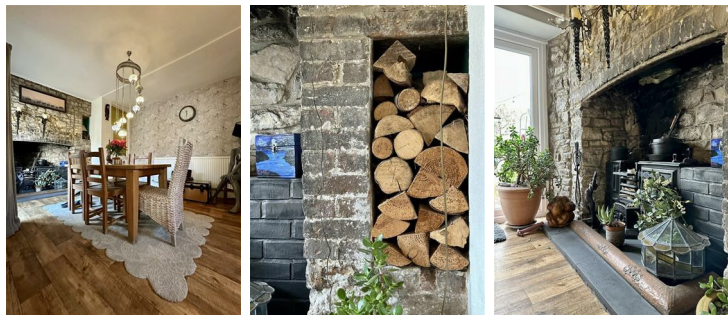
Inner Hall

With wood effect "Goliath" flooring, a side aspect glazed window, doors to utility area, storage cupboard and kitchen.



Second Sitting Room

This is a side aspect room with a large obscure UPVC double-glazed window, ceiling light, radiator. There is a feature fireplace housing a cast iron electric stove.





Principal Sitting Room

This is a front aspect room with bay fronted UPVC double-glazed windows, central ceiling light, wood effect "Goliath" flooring. There is a beautiful feature stone fireplace housing a large cast iron wood burning stove. There is recess shelving.



Ground Floor Wet Room

This is a rear aspect room with an obscure wooden window, ceiling light, tiled flooring, low level wc, wash hand basin, a main shower system, radiator, and extractor fan.

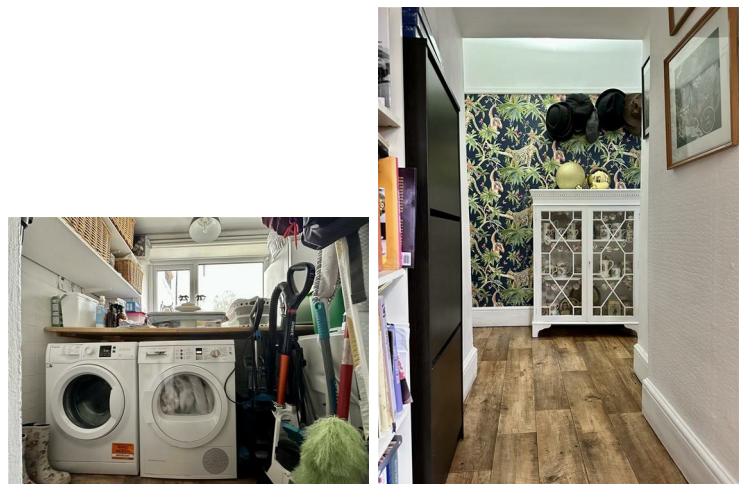
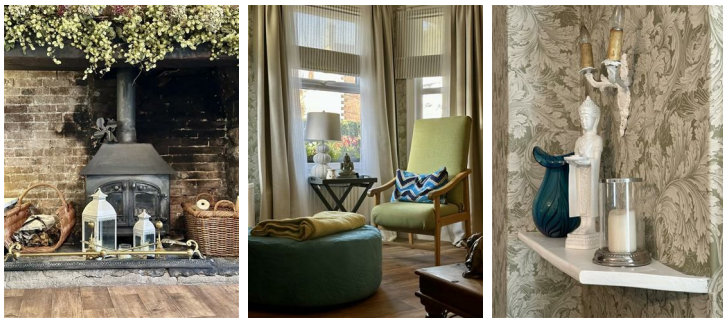


Utility Room and Second Hallway

This has an ornate side aspect glazed window, wood effect "Goliath" flooring, radiator, doors to other reception rooms, a wet room and stairs to the first floor.

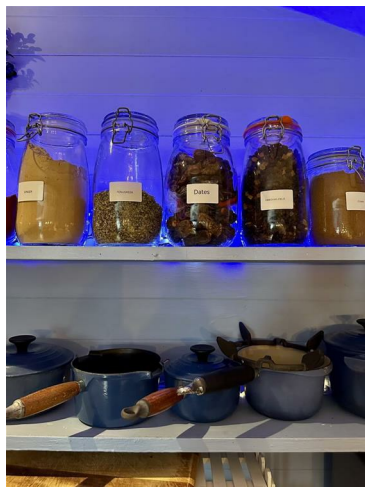
Utility Room

A rear aspect room with UPVC double glazed window, ceiling light. There is space and plumbing for washing machine and tumble drier. There is shelving, a Worcester Boiler.



Kitchen

A side aspect room with a wooden glazed window and solid wooden stable door to the garden, tile effect laminate flooring, ceiling spotlights. The kitchen has been fitted with a range of base and eye level units, square edge worktops. There is a gas four ring hob, stainless steel splash back and extractor fan hood, eye level oven and grill. Plent of built in wall shelves, space for an American style fridge freezer, radiator, 3 central feature hanging lights.



First Floor Landing

Ceiling light with stairs on either side, the first set of stairs lead to bedrooms one and two and there is a flight of stairs to the attic rooms.



Master Bedroom

This is a front aspect room with two UPVC double-glazed windows, ceiling light, radiator, built in double wardrobes, built in vanity unit with sink basin.





Bedroom Two

This is a side aspect room with UPVC double-glazed windows, ceiling light, and radiator.



Family Bathroom

This is a side aspect room with an obscure UPVC double-glazed window, ceiling light, fully tiled room, there is a free sanding slipper bath Victorian style telephone taps to one end, low level wc, pedestal wash hand basin, radiator, built in cupboards.



Bedroom Three

It is a rear aspect room with UPVC double-glazed window, ceiling light, radiator, door leading to the self-contained annex.



Main House Annex Kitchen

This has wood effect vinyl flooring, ceiling light, radiator, there is a side aspect UPVC double-glazed window. Fitted with base units with a granite worktop, built in double stainless-steel sink, a glass splash back, space for fridge freezer, space and plumbing for washing machine. There is a door to a cloakroom. There are stairs to the bedroom.



Cloackroom

This is a rear aspect room with an obscure UPVC double-glazed window with a wooden door leading to the garden, tiled flooring, ceiling light, low level WC, pedestal wash hand basin.

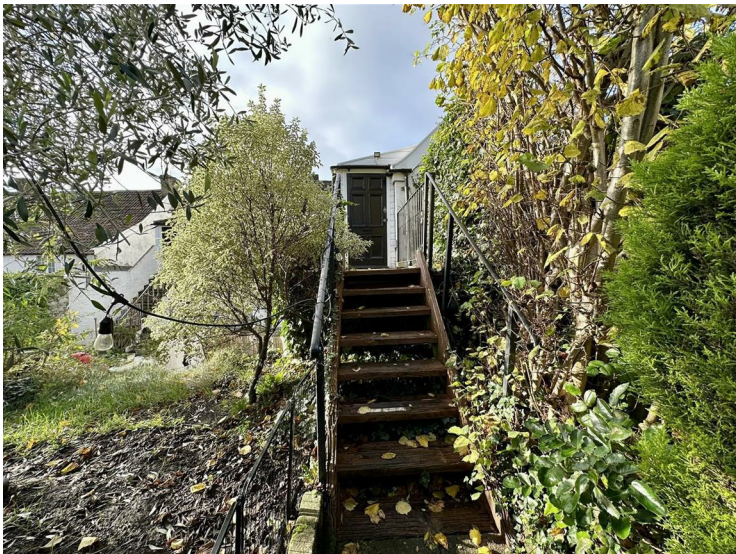


Bedroom and Bath

This is a side aspect room with UPVC double glazed window, ceiling light, radiator, built in storage cupboard, wood effect vinyl flooring. Free standing slipper bath with Victorian telephone style taps to the side.

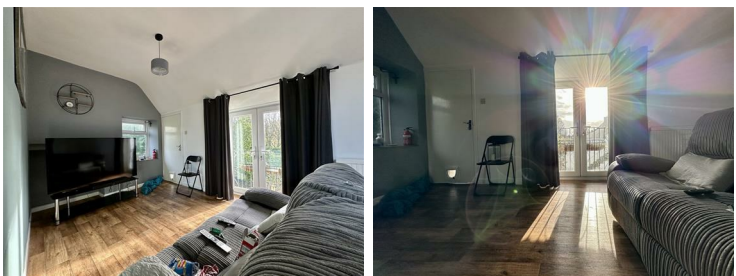


Seperate Annex



Lounge/Diner

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Kitchen



Bedroom



Bathroom



Outside Garden

There is parking to the immediate front of the property with a wooden gate that enables you to park an additional two vehicles. The rear has a gravel courtyard area with a patio to the corner and there is a wooden

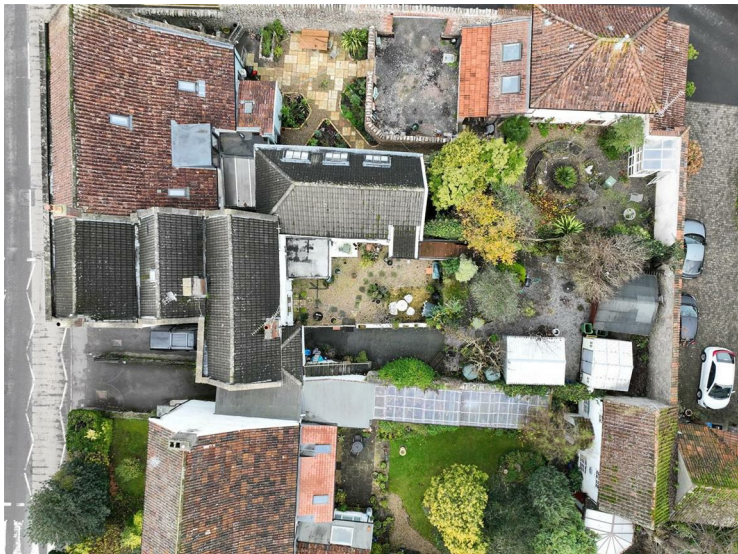
door to a dog showering unit, outdoor tap, two wall lights, with stepping stones at the rear that lead to a summer house and a couple of sheds for storage. This area also has access to an additional flat.

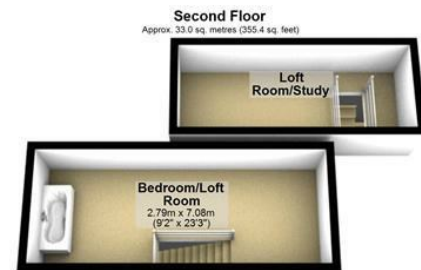
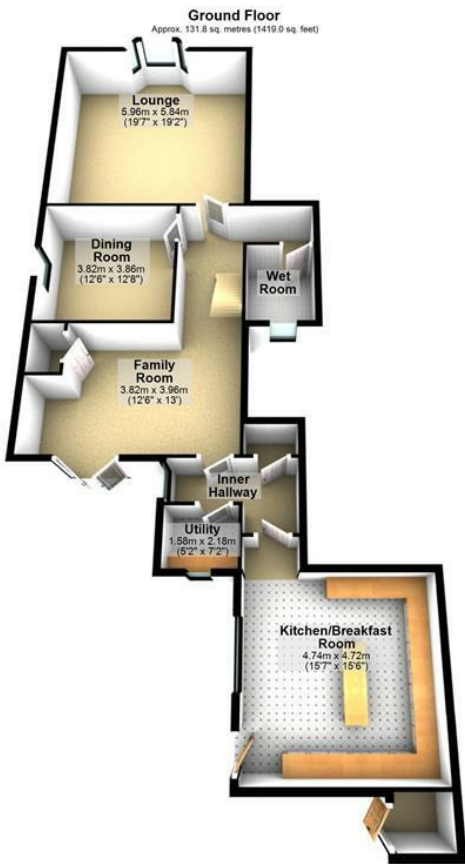




Drone

These ariel shot give you a much better idea of the sheer size of this beautiful period home.





Total area: approx. 296.9 sq. metres (3195.9 sq. feet)

