

LAUREL & WYLDE

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



Wheelwrights Barn Back Lane, Cheddar, Somerset BS27 3TX £595,000

*** BEAUTIFUL DETACHED 'DRAYCOTT STONE' BARN CONVERSION *** IMMACULATELY PRESENTED THROUGHOUT ***
KITCHEN/DINER/FAMILY ROOM A WITH VALUTED CEILING *** UTILITY AREA *** DOWNSTAIRS CLOAKROOM *** LARGE LIVING ROOM
WITH LOG BURNER *** THREE DOUBLE UPSTAIRS BEDROOMS *** DOWNSTAIRS BEDROOM FOUR/OFFICE *** TWO EN SUITES *** FAMILY
BATHROOM *** UNDERFLOOR HEATING *** SOLAR PANELS TO THE ROOF *** LOW MAINTENANCE AND WELL PRESENTED GARDEN ***
OFF STREET PARKING AND CAR PORT *** STORE *** EPC B *** COUNCIL TAX BAND E *** FREEHOLD ***

This stunning stone-built detached barn conversion offers a perfect blend of charm and modern living. Upon entering you are greeted by a modern spacious kitchen-dining-family room featuring an impressive vaulted ceiling that enhances the sense of light and space. Outside there is a low maintenance yet beautifully landscaped garden, perfect for enjoying the peaceful surroundings. The property also offers off-street parking and a carport, making it easy to accommodate vehicles.

Entrance



Hallway

Entrance access through a solid wood double glazed door, ceiling light, solid oak wooden flooring, stairs leading to 1st floor landing, doors to living room, kitchen/dining/ family room, cloakroom, and study/bedroom 4.



Living Room

A good-sized front to back room with wooden glazed French doors and windows to the rear terrace and garden areas, also windows to the front, exposed ceiling beams, underfloor heating, wall mounted thermostat control, a beautiful feature inglenook fireplace built with Draycott stone, a floor standing cast iron wood burner on a paved hearth with a wooden mantle over.



Study/Bedroom 4

A front aspect room with 2 wooden double-glazed windows, exposed ceiling beam, tiled flooring with underfloor heating, wall mounted thermostat control.



Cloakroom

Ceiling light, extractor fan, tiled flooring, underfloor heating, wall mounted thermostat control, low level wc, vanity unit incorporating wash hand basin with twin taps and a door to the utility room.



Utility Room

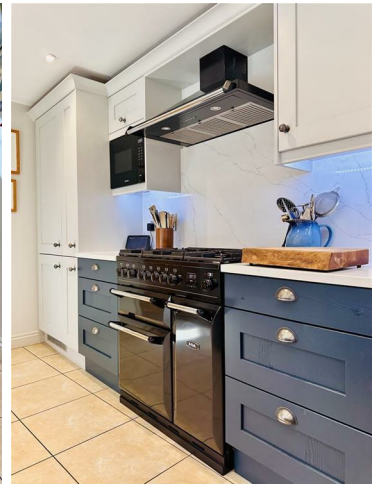
Ceiling light, tiled flooring, wall mounted Worcester Combination boiler system, space and plumbing for a washing machine.



Kitchen/Dining/Family Room

The heart of the house, split into 2 areas, the kitchen area at one end and the dining area/family space at the other end. The kitchen is fitted with a comprehensive range of base and eye level units with marble effect quartz worktops, inset 1 bowl ceramic sink with an adjacent drainer and chrome mixer tap, space and gas point for a large range cooker, extra hood, integrated fridge and freezer, dishwasher, tiled flooring and with a breakfast bar area providing seating space for at least 4 people.

The dining/family area is built with Draycott stone and solid oak beams and timbers, a vaulted ceiling which has a wooden double-glazed Velux light. Wooden double-glazed windows and French doors leading out to the terrace and garden areas, tiled flooring and ample space for dining table and chairs. Two feature hanging lights and spotlights.





First Floor Landing

Front aspect wooden double-glazed window, 2 Ceiling lights, loft hatch giving access to roof space, doors to bedrooms 1, 2, 3, family bathroom and airing cupboard.



Bedroom 1

A rear aspect room with a wooden double-glazed window, ceiling light, built-in luxury wardrobes, radiator, doors to ensuite shower room and airing cupboard.



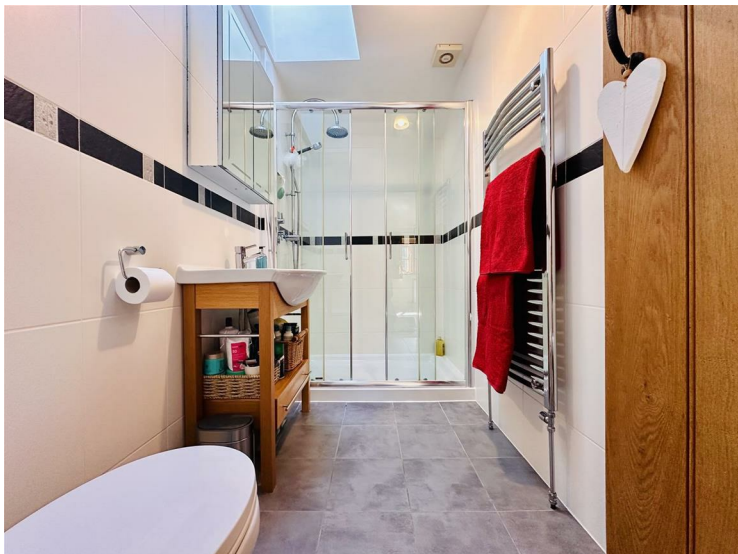
Bedroom 2

A rear and side aspect room with wooden double-glazed windows, ceiling light, built in luxury wardrobes, radiator, door to ensuite shower room.



Ensuite Shower Room

A rear aspect room with an obscure wooden double-glazed window, ceiling light, extractor fan, chrome heated towel rail, tiled flooring, vanity units incorporating wash basin with a chrome mixer tap, low level wc, and a large glazed and tiled shower enclosure with a wall mounted mains shower system.



Ensuite Shower Room

A large Velux double glazed roof light, ceiling light, extractor fan, chrome heated towel rail, tiled walls and flooring, wash basin with a chrome mixer tap, low level wc, and a large glazed and tiled shower enclosure with a wall mounted mains shower system.



Bedroom 3

A front aspect room with a wooden double-glazed window, ceiling light, built-in luxury wardrobes, radiator.



Family Bathroom

A front aspect room with an obscure wooden double-glazed window, mostly tiled, ceiling light, extractor fan, chrome heated towel rail, tiled flooring, pedestal wash basin with a chrome mixer tap, low level wc, panel enclosed bath with a show screen, chrome mixer tap and a handheld shower attachment.

Outside the Property

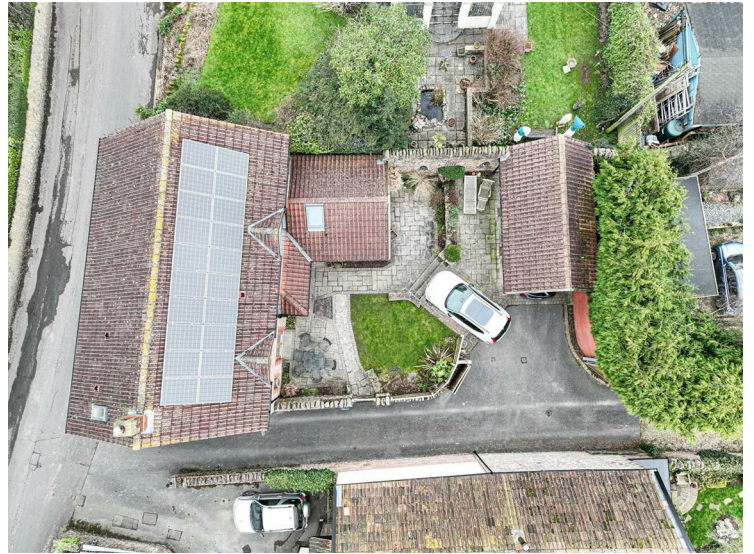
Accessed through a shared driveway with off street parking for 2/3 cars (depending on size).

To the immediate rear of the property there is a patio block paved terrace with ample space for outside table and chairs, small lawn area, range of flower and shrub bed borders, there are steps up to a patio block paved/tarmac terrace/driveway area. There is a timber-built carport with a pitched and tiled roof, outside security lighting, internal lighting providing space for 1 car with a door leading to workshop.

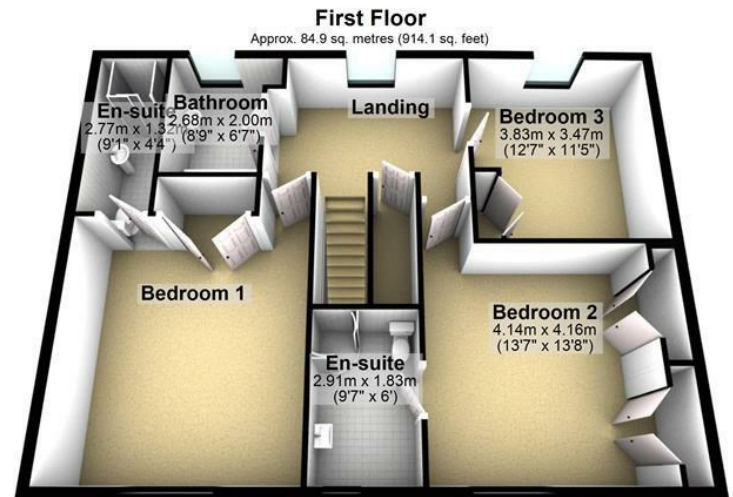
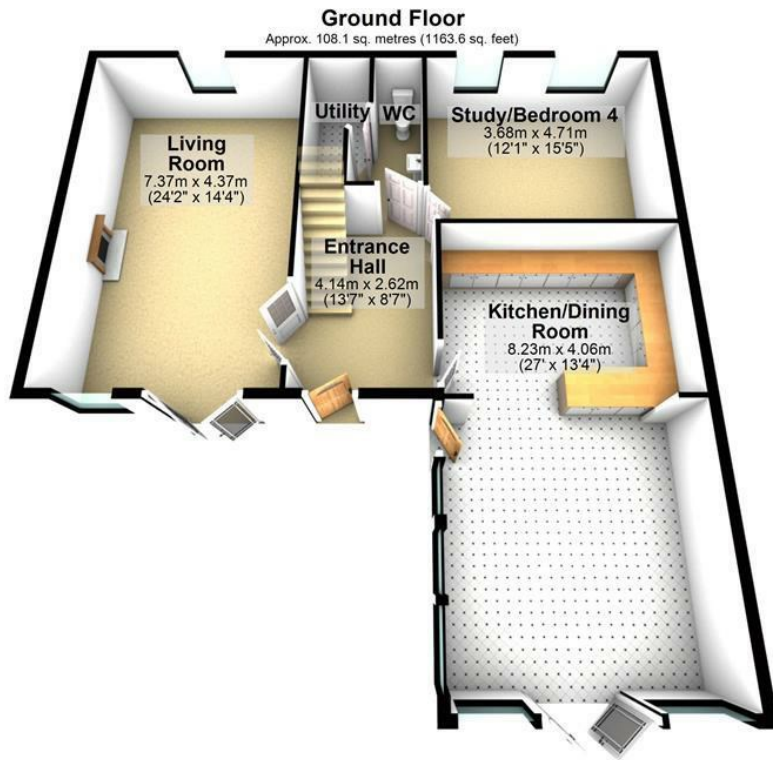




Plot



Workshop/Storeroom
Has power and lighting.



Total area: approx. 193.0 sq. metres (2077.7 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		
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