

LAUREL & WYLDE

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



Lower Stables Lower North Street, Cheddar, Somerset BS27 3HH £800,000

*** ARGUABLY ONE OF THE FINEST PROPERTIES WE'VE EVER HAD FOR SALE IN CHEDDAR *** OVER 2,300 SQ/FT OF ACCOMMODATION
*** A TRULY SPECTACULAR DETACHED FAMILY HOME JUST A FEW MINUTES WALK FROM THE VILLAGE CENTRE *** IF BROWSING ON
YOUR PHONE, PLEASE DO CLICK ON THE 'VIDEO TOUR' TAB TO SEE OUR FABULOUS VIDEO *** PREVIOUSLY 4 BEDROOMS WITH AN
ANNEXE / AIR BnB (NOW WITH AN ENLARGED MASTER SUITE - NOW 3 BEDROOMS WITH AN ANNEXE / AIR BnB) *** HUGE KITCHEN /
DINING & FAMILY ROOM WITH A SECONDARY 'PREP KITCHEN' AND A VERY LARGE UTILITY ROOM BEYOND (PREVIOUSLY THE GARAGE)
*** FRONT TO BACK LIVING ROOM *** SECNDARY FAMILY ROOM / PLAY ROOM *** ANNEXE WITH SPACIOUS BEDROOM AND SHOWER
ROOM OFF *** SPACIOUS LANDING WITH A GOOD SIZE STUDY / OFFICE AREA *** BEAUTIFUL MASTER SUITE WITH A SUPERB EN-SUITE ***
TWO FURTHER 1ST FLOOR BEDROOMS AND A FAMILY SHOWER ROOM *** DECENT FAMILY-SIZED GARDEN WITH A ALFRESCO / DINING
TERRACE, STORAGE BARN AND A RAISED ENTERTAINING DECK TO THE FAR END *** AMPLE OFF STREET PARKING *** NO ONWARD CHAIN

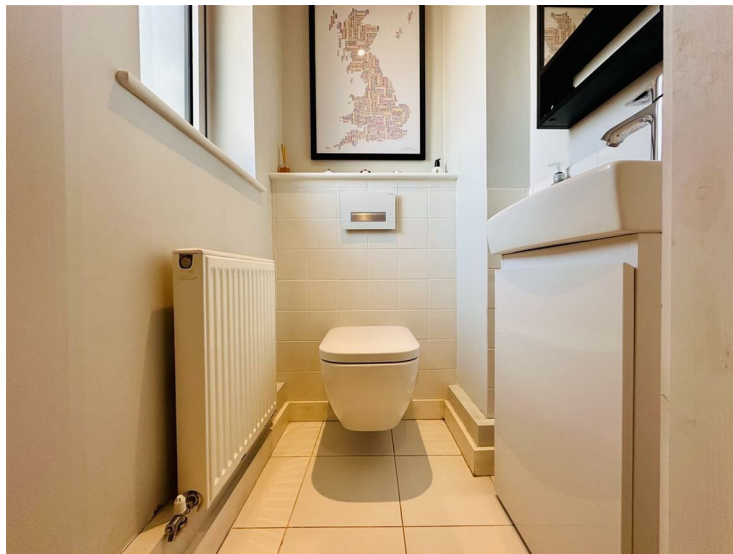
Entrance Hall

A good-sized entrance hall through an oak effect composite door with matching side panels, ceiling spotlights, mains smoke alarm, feature oak and glazed built staircase leading to the first-floor landing, feature vertical mirrored radiator. Opening through to the family room/playroom and with oak doors leading to the kitchen/family room, main living room and cloakroom.



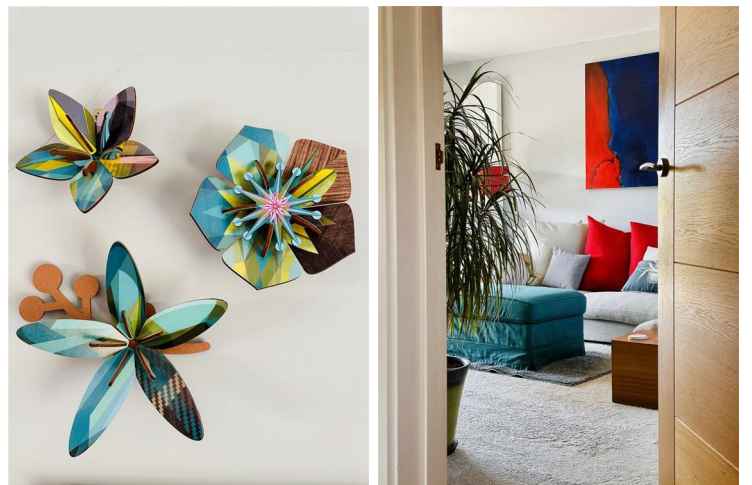
Cloakroom

A front aspect room with an obscure double-glazed window, ceiling spotlight, extractor fan, tiled flooring, part tiled walls, radiator, low level wc with a hidden cistern, and a vanity unit incorporating wash hand basin with a chrome mixer tap.



Sitting Room

A lovely front to back room with double glazed windows to the front and double glazed bi-folding doors to the rear terrace and garden. Ceiling spotlights, feature vertical radiators and an integrated Bose media system.



Snug

A rear aspect room with large, double-glazed windows overlooking the garden, ceiling spotlights, radiator.

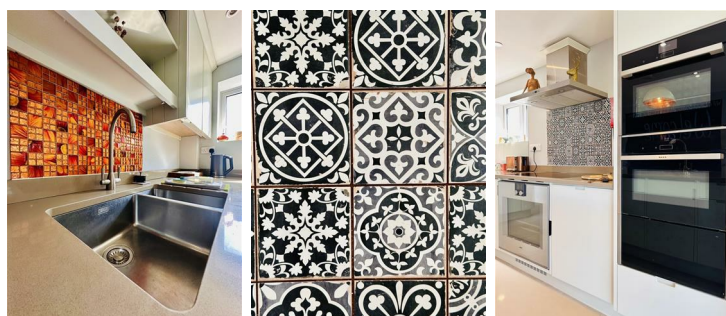


Kitchen/Diner/Family Room

A fabulous open space split into two main areas, the

kitchen area and the dining/family area. The kitchen is fitted with a comprehensive range of high-end base and eye level units with composite worktops, two Neff ovens, a warming oven and a large feature Gaggenau chefs' cooker with a large five ring induction hob, with Neff Stainless Steel extractor hood, inset two bowl stainless steel sink with adjacent drainer and mixer tap. Space and plumbing for a large American style fridge freezer. There is an integrated dishwasher, a large detached central island/breakfast bar area with seating for at least three people, and an inset feature Chler circular stainless-steel sink with mixer tap. There is tiled flooring, underfloor heating, a door to the rear terrace and garden, opening to the prep kitchen.

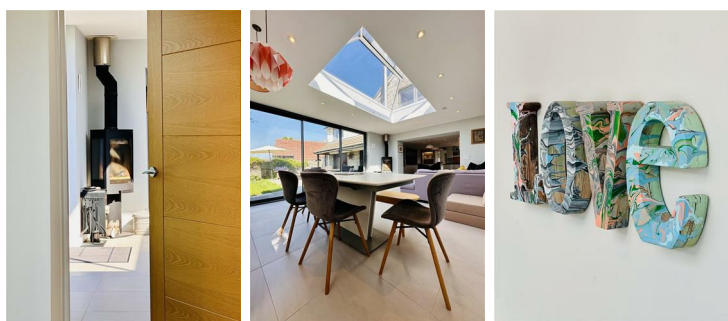
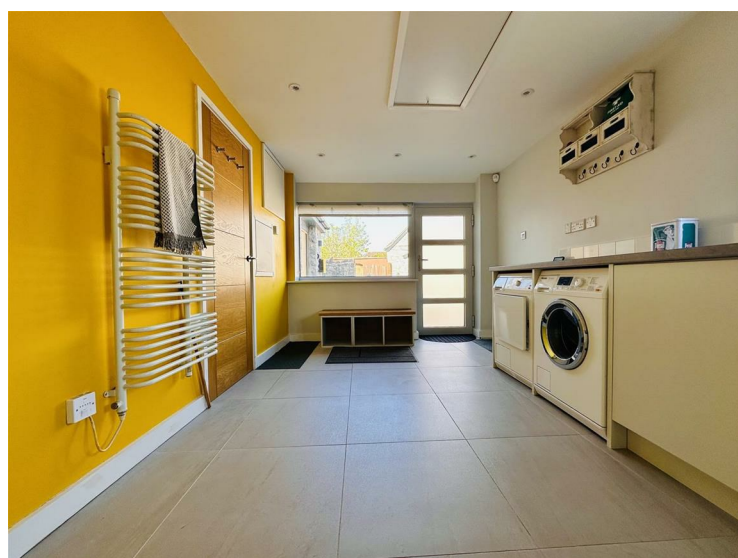
The Dinner/Family room is a light and airy space with a rear aspect double glazed window, a large double glazed solar roof lantern and with feature full height and almost full width patio doors leading out to the terrace and garden. There is tiled flooring with heating, feature lighting and a Nord Peis floor standing Scandinavia style log burner. Further door leading to the Airbnb lobby.





Utility

A front and side aspect room, with double glazed windows and door leading out to the driveway, ceiling spotlights, loft hatch giving access to roof space, tiled flooring with underfloor heating, feature heated towel rail. Fitted with a range of base and eye level units with slate effect worktops. There is an inset one bowl sink with adjacent drainer and mixer tap, space and plumbing for washing machine and tumble drier.

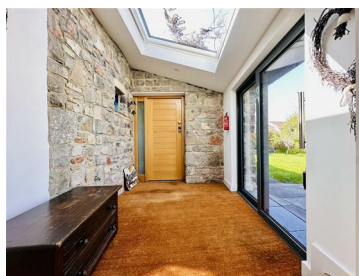


Prep Kitchen

A good-sized side aspect room with UPVC double glazed windows, ceiling spotlights, tiled flooring with underfloor heating, door leading through to the utility room. It has been fitted with a comprehensive range of base and eye level units with slate effect worktops. There is an inset one bowl sink with an adjacent drainer and mixer tap, tiled splash backs and a useful storage cupboard.

Rear Hall

A front and side aspect room, with double glazed windows and door leading out to the driveway, ceiling spotlights, loft hatch giving access to roof space, tiled flooring with underfloor heating,





Ground Floor Suite / Air BnB

A fabulous area accessed through a digital Yale lock, having been used as a successful Air BnB for many years, a lovely suite comprising large bedroom with two side aspect double glazed windows, part vaulted ceiling, ceiling spotlights and a door to the en-suite shower room.



Study Landing

A lovely spacious galley area which has the potential space to be used maybe as an office, with a front aspect double glazed window, ceiling spotlights, radiator, doors to bedrooms one, two, three, family bathroom and loft hatch giving access to loft space.



En-Suite



Master Bedroom

A light front to back room with double glazed windows, ceiling spotlights, two radiators, a range of beautifully fitted wardrobes and bedroom furniture, door to the ensuite bathroom.



Bedroom Two

A rear aspect room with double glazed window, ceiling spotlights, radiator, a range of beautifully fitted bedroom furniture incorporating Hollywood style vanity station.



En-Suite

A rear aspect room with obscure double-glazed window, ceiling spotlights, extractor fan, tiled flooring with underfloor heating, heated towel rail, vanity unit incorporating wash had basin with chrome mixer tap, low level wc with hidden cistern, tiled enclosed bath with a mixer tap and a large wet room style, glazed and tiled shower enclosure with an overhead and handheld shower system.



Bedroom Three

A rear aspect room with double glazed window, ceiling spotlights, radiator.





Family Bathroom

A side aspect room with obscure double-glazed window, ceiling spotlights, extractor fan, tiled flooring, part tiled walls, feature heated towel rail, vanity unit incorporating wash had basin with chrome mixer tap, low level wc with hidden cistern, a good sized glazed and tiled shower enclosure with an overhead wall mounted shower system.

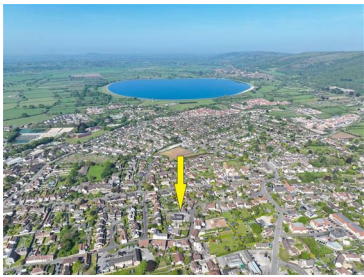
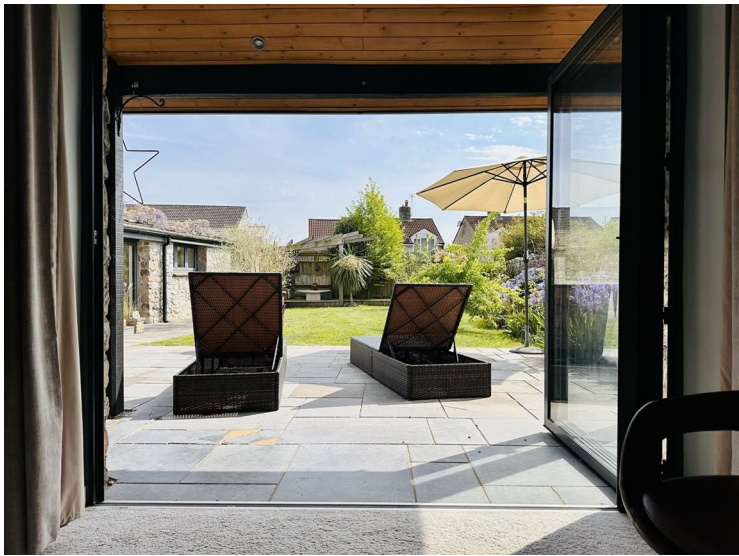


Outside and Rear Garden

Outside the property the driveway provides parking for approximately four cars, with pedestrian access along the side of the property you will find a gated entrance to the main rear garden.

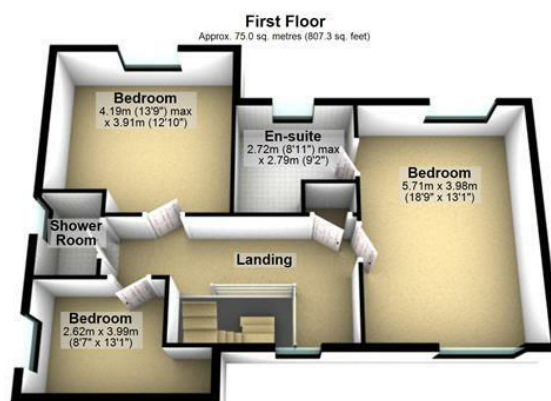
The rear of the property has a lovely south facing alfresco terrace area, the main of the garden is laid to lawn with flower and shrub border on the right side, to the far end of the garden is a decked hideout ideal for entertaining. There is also a door to a useful storage shed.





Plot and Location





Total area: approx. 213.9 sq. metres (2302.6 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		
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Not environmentally friendly - higher CO ₂ emissions		
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