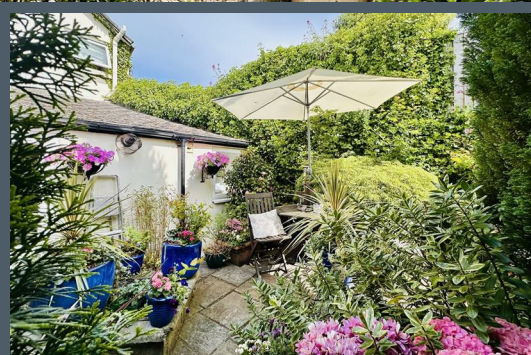
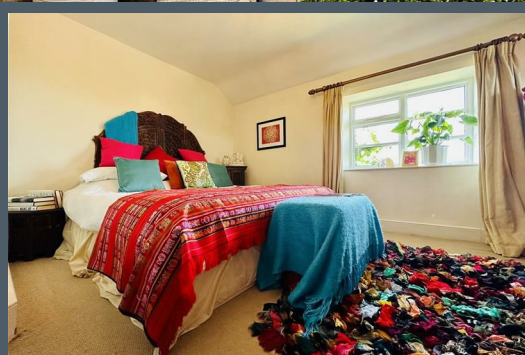


LAUREL & WYLDE

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



The Well House Wells Road, Cheddar, Somerset BS27 3ST £375,000

*** BEAUTIFULLY PRESENTED *** ARRANGED OVER THREE FLOORS *** ENTRANCE PORCH *** LARGE LIVING/DINING ROOM *** KITCHEN/BREAKFAST ROOM *** DOWNSTAIRS SHOWER ROOM *** LARGE UNDERSTAIRS ROOM, FORMALLY USED AS A BEDROOM BUT COULD BE CONVERTED INTO A WALK IN PANTRY, UTILITY, OFFICE ETC.. *** FOUR BEDROOMS *** FAMILY BATHROOM *** ORIGINAL FEATURES *** A PRIVATE AND TRANQUIL, WELL ESTABLISHED COURTYARD GARDEN WITH HIDDEN SUN DECK *** BEAUTIFUL GARDEN AND SEATING AREAS TO THE FRONT KEEPING THE PROPERTY PRIVATE AND WELL HIDDEN *** OUTSTANDING VIEWS *** EPC D *** COUNCIL TAX BAND C *** FREEHOLD *** NO ONWARD CHAIN COMPLICATIONS ***

Viewing is certainly well recommended to fully appreciate this property, especially the views you receive from all of the bedrooms, which are the most amazing, panoramic views across Draycott & Nyland over towards Wedmore.

The front garden provides privacy to this stunning looking house and the rear courtyard garden is a colourful haven of well established plants, flower, trees and shrubs. It is completely private with a relaxing central water feature and a hidden sun deck. This deceptively spacious home would make a wonderful, relaxing retreat.

Entrance Porch

Accessed through a solid wooden door, a useful area with an original flagstone flooring and a beautiful stained glass door to the living/ family room/dining room. Ceiling spotlight.

Living /Family Room/Dining Room

20'1 x 11'11 (6.12m x 3.63m)

A front aspect room with wooden double glazed window to the living room end and a wooden double glazed window to the dinning end. It is currently configured as one big living area although to the dining room end there is plenty of room for a dining table and chairs. The room has beautiful original flag stone flooring, two ceiling lights, original ceiling beams, two radiators, original cast iron open fire with Draycott Stone Hearth, There is a door to the hallway.



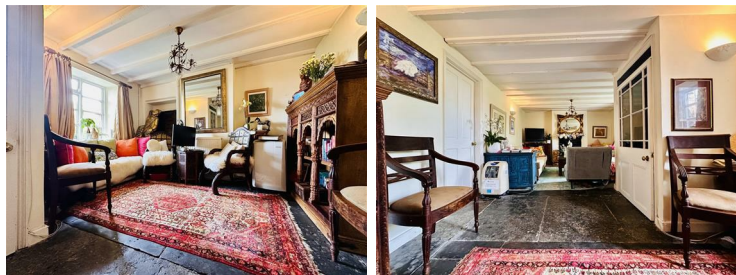
downstairs shower room and an opening to a large room under the stairs. loft hatch giving access to the roof space.



Kitchen / Breakfast Room

12 x 10'9 (3.66m x 3.28m)

A rear aspect room with UPVC double glazed French Doors leading out on to the beautiful rear courtyard garden, wood effect vinyl flooring, ceiling lights, radiator. Fitted with a range of base and eye level units with a brand new square edge work-surface over, stainless steel sink with an adjacent drainer and mixer tap, integrated oven with a stainless steel 4 ring gas hob over and an extractor hood above, space and plumbing for a washing machine, a tumble dryer and a dishwasher, space for a tall fridge/freezer and plenty of space for a dining table and chairs. There is an original brick fireplace (currently not in use and used as a useful storage area with wooden plinth over and an exposed stone wall above. Plenty of space for table and chairs and also has a wall mounted Worcester gas boiler.



Hallway

With two ceiling lights, radiator, stairs to the first floor landing and doors to the kitchen/breakfast room,



Shower Room

Recently completed, rear aspect UPVC double glazed window, ceiling light, extractor fan, radiator, wood effect vinyl flooring. There is a low level wc with hidden cistern, corner sink with a vanity cupboard and a step in shower cubicle housing an electric shower system.



Under Stairs Room

This is a brilliant little room that is a room under the stairs that fits a 4'6" bed, with space for a cupboard and with a ceiling light. You could also convert it to a useful walk in pantry, study or even utility.



First Floor Landing

The back wall of the house has a beautifully exposed 'Draycott Stone' wall from the half landing, a side aspect wooden glazed window. On this first floor there is a door which opens to an inner hallway that has a ceiling light, an opening to bedroom four and a door to bedroom one. There are also stairs to the second floor.

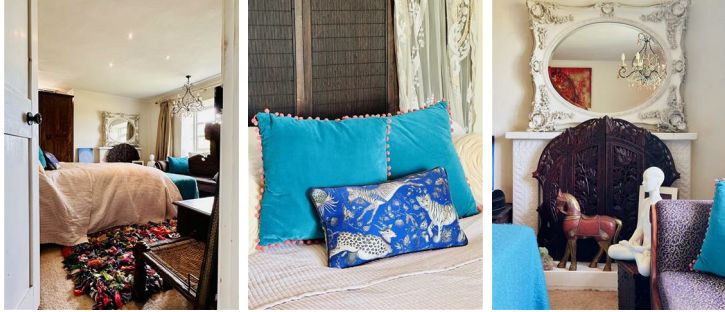


Main Bedroom

13'6 x 12 (4.11m x 3.66m)

A front and side aspect room with wooden double glazed windows, offering incredible views of the Mendip hills, ceiling light, radiator, a feature cast iron fireplace with a mantle over.





Bedroom Four

9'3 x 8'8 (2.82m x 2.64m)

A front aspect room with a wooden glazed window offering incredible views of the Mendip Hills, ceiling light, radiator.



Second Floor

Has an original wooden beam and doors to bedrooms two, three and the bathroom.

Bedroom Two

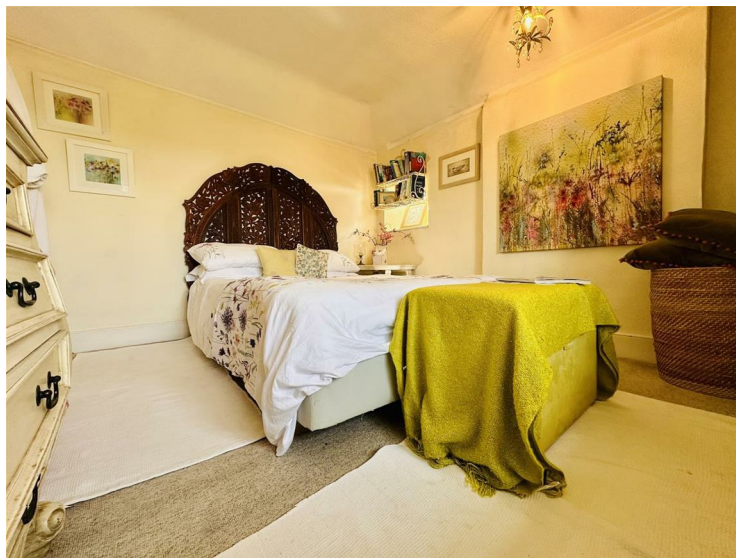
13'2 x 12'1 (4.01m x 3.68m)

A front and side aspect room with a wooden double glazed window again with incredible views, ceiling light, radiator.



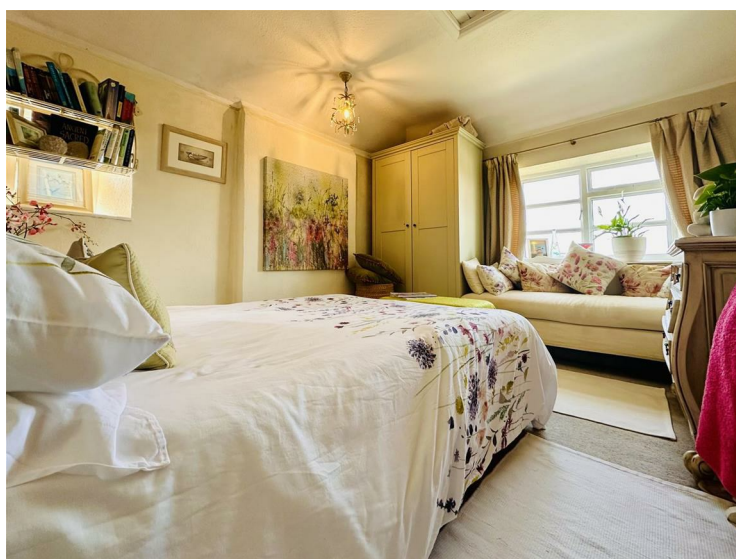
Bedroom Three

A front and side aspect room with a wooden double glazed window, again offering incredible views, ceiling light, radiator, loft hatch.



Rear Courtyard

The courtyard garden is such a delightful and beautiful area, with established plants, shrubs and trees, a step up to a patio area, a central feature pond with a running water feature offering tranquillity. To the very rear is a private decking area currently used as a sun deck, all enclosed with stone wall and panel wooden fencing, there is an electrical point.



Family Bathroom

A side aspect room approached down the steps, off the landing area, with an obscure wooden double glazed window, wooden flooring, ceiling light, radiator. Suite comprising low level wc with hidden cistern, vanity unit incorporating the wash hand basin and a hidden enclosed and tiled bath area, with a mains shower sytem.





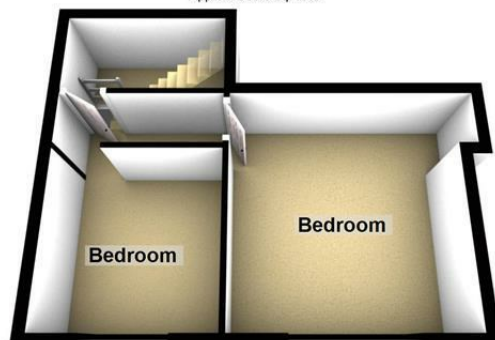
To The Front Of The Property

To the front of the property there are steps up from the entrance gate, the front garden has been laid to shingled stone with a range of flowers, shrubs and trees offering lots of privacy.



First Floor

Approx. 333.3 sq. feet



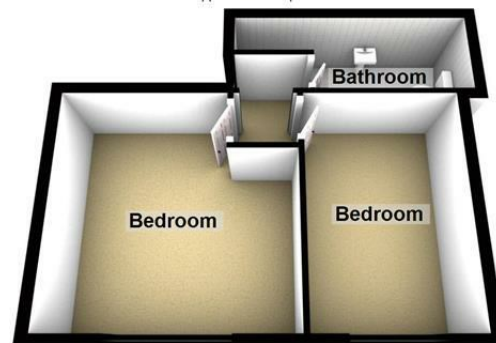
Ground Floor

Approx. 640.1 sq. feet



Second Floor

Approx. 350.9 sq. feet



Total area: approx. 1324.3 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	
		78
	56	

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	