

# LAUREL & WYLDE

E S T A T E   A G E N T S



## Beechcroft Hannay Road, Cheddar, Somerset BS27 3LJ

£1,200,000

\*\*\* BEAUTIFUL GEORGIAN DETACHED HOUSE \*\*\* DETACHED SELF CONTAINED ONE BEDROOM ANNEXE \*\*\* PERIOD FEATURES \*\*\* KITCHEN/BREAKFAST ROOM \*\*\* RECEPTION SNUG \*\*\* DINING ROOM \*\*\* FORMAL DRAWING ROOM \*\*\* FURTHER RECEPTION ROOM (currently used as a bedroom) WITH A SHOWER ROOM OFF \*\*\* UTILITY/ BOOT ROOM \*\*\* OFFICE WITH A MEZZANINE LEVEL \*\*\* SIX BEDROOMS \*\*\* FOUR BATH/SHOWER ROOMS \*\*\* DETACHED TRIPLE GARAGES AND SEPERATE WORKSHOP \*\*\* FLEXIBLE ACCOMMODATION \*\*\* WALKING DISTANCE TO THE CENTRE OF CHEDDAR AND ALL LOCAL AMENITIES AND SCHOOLS \*\*\* LARGE PLOT WITH GOOD ACCESS \*\*\* EPC \*\*\* COUNCIL TAX BAND G\*\*\* EPC TBC \*\*\* FREEHOLD \*\*\*

This handsome period property was formerly owned by the Longleat Estates and was the former Beechcroft Country Hotel. It sits in a good size plot and offers huge potential. There is a detached one bedroom annexe and a triple garage with a workshop.



### Porch

Property is accessed via a sheltered Porch area with seating either side, lights, leading to original wooden door, which then takes you into the snug.

### Entrance Snug

Tiled flooring, wall lights, radiator, an open fireplace set on a stone hearth with wooden outer surround, built in cupboards and shelves either side, door to the inner hallway, and dining room.



### Kitchen/Breakfast Room

Rear and side aspect room, wooden glazed windows and wooden glazed door to a porch/utility area. Fitted with a range of base and eye level units with a square edge work top over, one bowl sink with mixer tap, electric hob with stainless steel splashback, built in microwave, space for a dishwasher, one bowl sink with mixer tap over, oil fired Arga, to the breakfast end there is plenty of seating for three people and space for table and chairs, built in cupboards and wine rack, door to the study.



### Hallway

Has original flagstone flooring, ceiling spotlights, door to a boot room, kitchen/breakfast room, the main drawing room, and stairs to first floor landing.

### Drawing Room

Is a rear aspect room with a large UPVC double glazed windows, central ceiling light, two radiators, fireplace with a marble hearth and wooden outer surround.





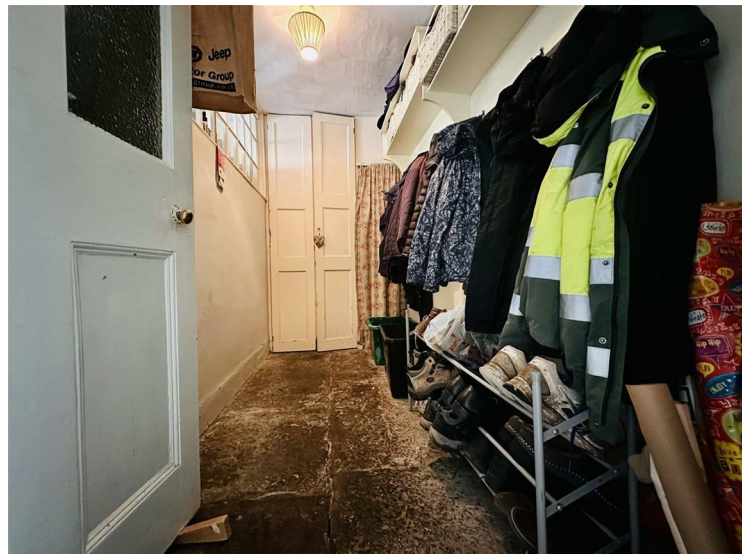
### Study

A front aspect room with a UPVC double glazed window, wooden door to the outside, wood flooring, radiator, original stone wall, door to a shower room. Stairs to a mezzanine area, which has a sky light, wooden flooring and ceiling light.



### Boot Room

Has flagstone flooring, ceiling light, coat hooks, built in cupboard with shelving.



### Downstairs Cloakroom

Tiled flooring, ceiling light, wash hand basin, low level WC.

### Rear Porch

Has a UPVC obscure side window, original wooden port style window, space and plumbing for two appliances which is currently a freezer and washing machine

### Dining Room

Is a front aspect room with a UPVC double glazed window, ceiling light, radiator, open fireplace with a wooden outer surround, door to a large storage cupboard, door to the living room which is currently used a bedroom.





### Shower Room

Ceiling light, vinyl flooring, step in shower enclosure with an electric shower system, low level wc, wash hand basin, radiator.

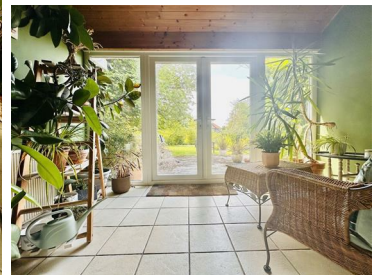


### Reception Room Three

Rear and side aspect room with UPVC double glazed windows, a UPVC glazed door to the front driveway. Door to a downstairs shower room, and double wooden door to a garden room. Cast iron wood burning stove sat on a stone hearth, opening leading on round to a storage area.

### Garden Room

Is a front aspect room with UPVC large french doors opening to the gardens, tiled flooring, ceiling spotlights, radiator.



### Landing

Three ceiling lights, two loft hatches, doors to all the bedrooms, shower room, bathroom,





### Main Bedroom

Front and rear aspect UPVC double glazed windows, ceiling strip light, room has an apex roof with wooden beams, two radiators, built in range of cupboards.



### Bedroom Two

Is a rear aspect room with two UPVC double glazed windows, two ceiling lights, radiator, built in range of wardrobes, over head cupboards and draws, original cast iron open fireplace with wooden outer mantel.



### Bedroom Three

Rear aspect UPVC double glazed window, window seat and a Velux window, apex roof with radiator, ceiling light with four rotating spotlights.



### Bedroom Four

### Bedroom Five

Front aspect room with a UPVC double glazed window, ceiling light, radiator.



### Bedroom six

A side aspect room with a UPVC double glazed window, ceiling light, radiator.

### Family Bathroom

A side aspect room with an obscure UPVC double glazed window, ceiling light, radiator, corner bath, low level wc, wash hand basin, vinyl flooring.





### Shower Room

Side aspect room with obscure UPVC double glazed window, ceiling spotlight, loft hatch, vinyl flooring, low level WC, wash hand basin, step in shower enclosure housing mains shower system, built in cupboard.



### Gardens

Large lawn gardens have flower and shrubs. well established tree areas, pond, plenty of space for outdoor furniture.



### Annex

The detached Annex has wooden beams, two ceiling light, radiator, open plan kitchen living area. To the kitchen end is tiled flooring, base and eye level units with rolled edge work surfaces, one and half bowl sink, space for a cooker, wall mounted boiler. Front and rear double windows, door to a shower room.







have an up and over door, a UPVC door giving access to the workshop which has power and lighting.



### **Vegetable Garden**

A separate raised vegetable plot and potting shed, and a wooden gate giving access to the main gardens.

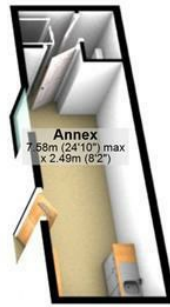
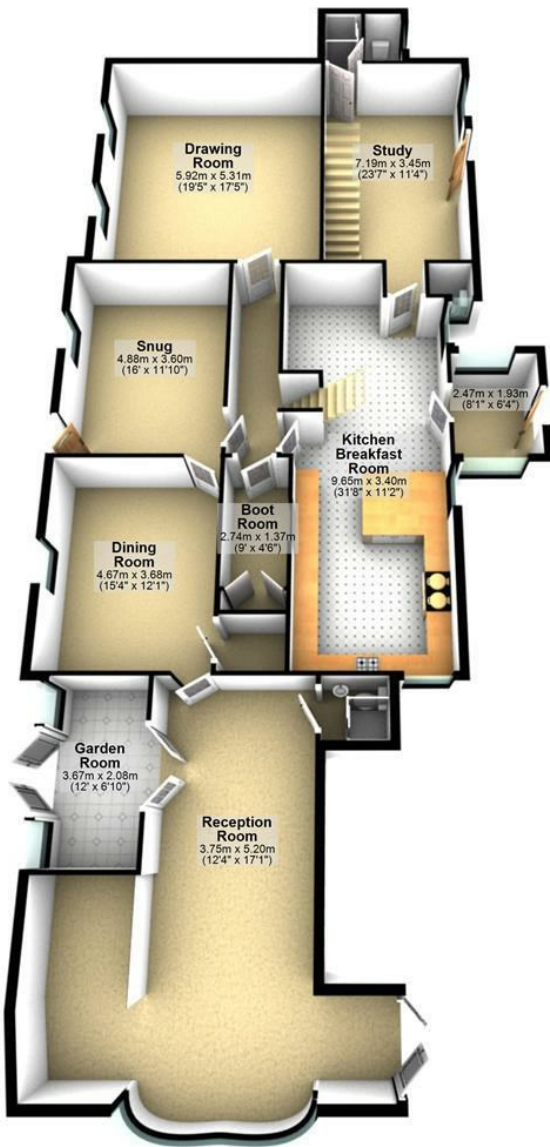


### **Garages and Parking**

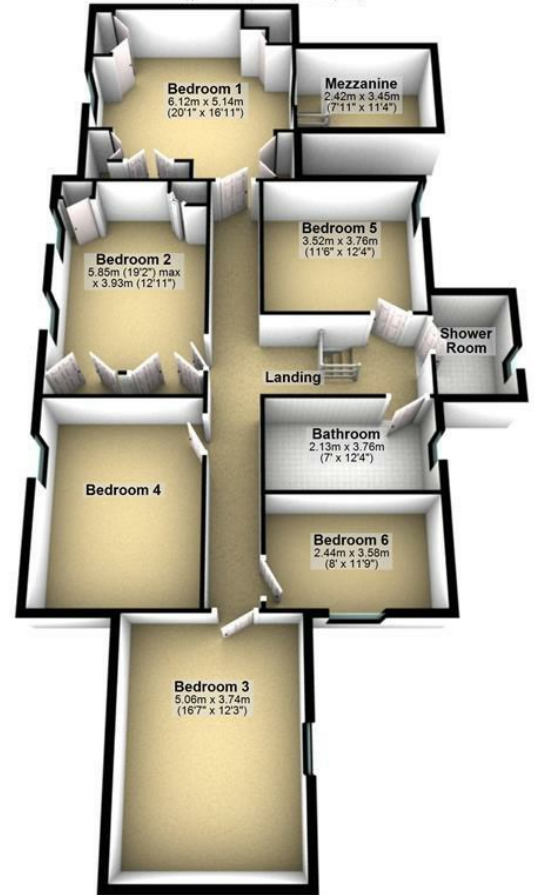
The property is accessed via two large wooden gates which leads to a large tarmac driveway with parking for several cars. Also sweeps on round to the detached triple garage and work shop. The triple garages each



**Ground Floor**  
Approx. 212.9 sq. metres (2291.2 sq. feet)



**First Floor**  
Approx. 149.6 sq. metres (1612.3 sq. feet)



Total area: approx. 362.6 sq. metres (3903.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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