

# LAUREL & WYLDE

E S T A T E   A G E N T S



## Lake View The Bays, Cheddar, Somerset BS27 3QW £720,000

\*\*\* ABSOLUTELY SPECTACULAR DETACHED FAMILY HOME WITH A BEAUTIFUL ANNEXE / AIR BnB BRINGING IN UP TO £20,000 A YEAR (CURRENTLY BEING RUN AT 70% OCCUPANCY) & ALL OVERLOOKING THE BAYS LAKE \*\*\* STUNNING VIEWS TOWARDS THE GORGE AND OVER THE LAKE \*\*\* COMPLETELY RENOVATED AND TASTEFULLY DECORATED THROUGHOUT \*\*\* LIVING ROOM \*\*\* LARGE OPEN PLAN KITCHEN/DINING & FAMILY ROOM \*\*\* UTILITY \*\*\* GROUND FLOOR BEDROOM WITH EN-SUITE BATHROOM \*\*\* 2ND GROUND FLOOR BEDROOM / LARGE OFFICE \*\*\* TW LARGE FIRST FLOOR BEDROOMS AND THE MAIN SHOWER ROOM \*\*\* FABULOUS WELL ESTABLISHED GARDEN TO THE REAR OFFERING THE MOST AMAZING VIEWS \*\*\* RECENTLY CONVERTED GARAGE TO A BEAUTIFUL 1 BEDROOM ANNEXE / AIR BnB WITH ITS OWN PRIVATE GARDEN AND TERRACES \*\*\* OFF STREET PARKING FOR UP TO FIVE VEHICLES \*\*\* EXTREMELY SOUGHT AFTER LOCATION \*\*\* WALKING DISTANCE TO THE HEART OF CHEDDAR AND ALL LOCAL AMENITIES, SCHOOLS, RESTAURANTS ETC \*\*\* EPC D \*\*\*



### Entrance

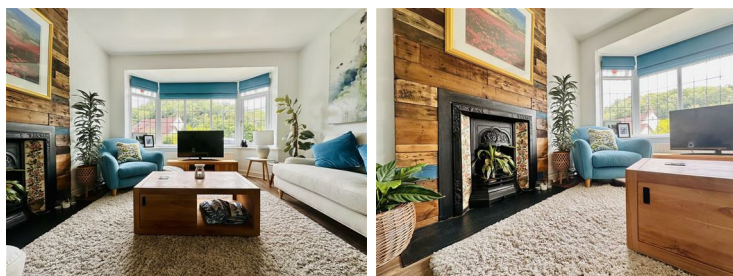
Access to the property is via a UPVC door with inset obscure glazed glass panel leading into the inner hallway, where you will find wooden flooring, ceiling light, radiator, as well as doors providing access to the main lounge, bedrooms three and four, the kitchen/family room, and an understairs storage cupboard.



### Lounge

13'11" x 11'11" (4.24m x 3.63m)

A front aspect room with a bay fronted UPVC triple glazed window offering glorious views across the lake and towards Cheddar Gorge, with wooden flooring, ceiling light, radiator, and feature Victorian cast iron open fireplace sat on a slate hearth with a decorative wooden surround.



### Kitchen/Family/Dining Room

22'6" max x 11'11" max (6.86m max x 3.63m max)

A front aspect room with a bay fronted UPVC double glazed window offering the same beautiful views as the lounge, as well as a front aspect UPVC triple glazed window, radiator, and ceiling light. The kitchen has been fitted with a range of base and eye level units with a square edge work surface over, featuring an eye level double oven and grill, space for a tall American style fridge/freezer, integrated dishwasher, and an integrated stainless steel sink with mixer tap over. The kitchen also features a central island which houses a four ring Zanussi electric hob and cupboard space, as well as breakfast bar seating for two people. The dining room end features a radiator, and three feature hanging ceiling lights, and boasts plenty of space for a dining table and chairs. From the kitchen there is a door to the utility and stairs leading to the first floor landing, with a further feature hanging light. LVT luxury wood effect vinyl flooring.







### Utility

7'8" x 6'3" (2.34m x 1.91m)

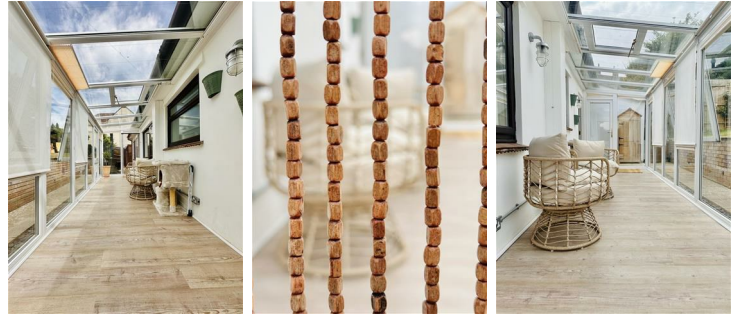
A rear aspect room with a UPVC double glazed window overlooking the rear garden, LVT luxury wood effect vinyl flooring, ceiling light, radiator, a large deep stainless steel sink with mixer tap over, and space for two appliances. Here you will find the wall mounted Logic combination boiler. From the utility there is a door leading through to the conservatory.



### Conservatory

21'4" x 6'2" (6.50m x 1.88m)

Of a UPVC all glass construction with a glass roof, featuring built in blinds, wood effect laminate wooden flooring, two wall lights, and doors either end providing access to the rear garden.



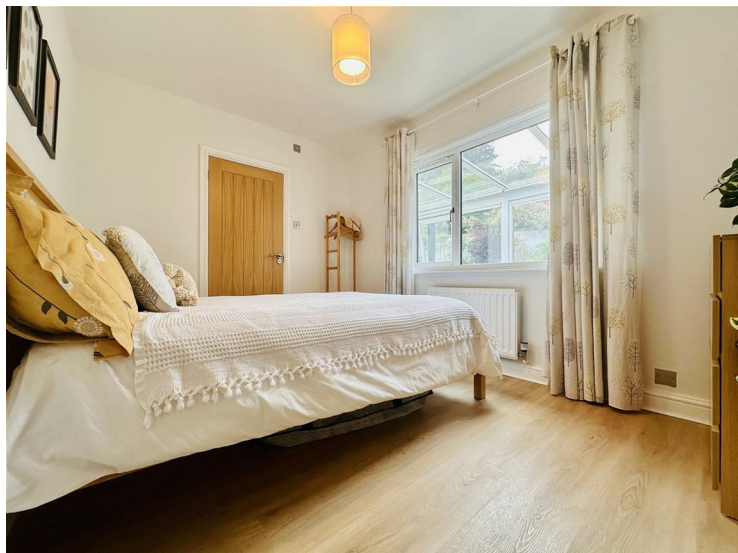
### Bedroom Three

11'11" x 8'7" (3.63m x 2.62m)

A rear aspect room with UPVC double glazed window, ceiling light, radiator, and door to an ensuite bathroom. LVT luxury wood effect vinyl flooring.







### Ensuite

A rear aspect room with UPVC double glazed obscure window, LVT luxury wood effect vinyl flooring, ceiling light, ceiling fan, and wall mounted radiator. Suite comprising low level WC, wash hand basin with vanity unit underneath, a large walk in shower with glass screen to one end housing a mains shower system with a large overhead rain style hood and handheld shower attachment, and archway housing a panel enclosed bath.



### Bedroom Four

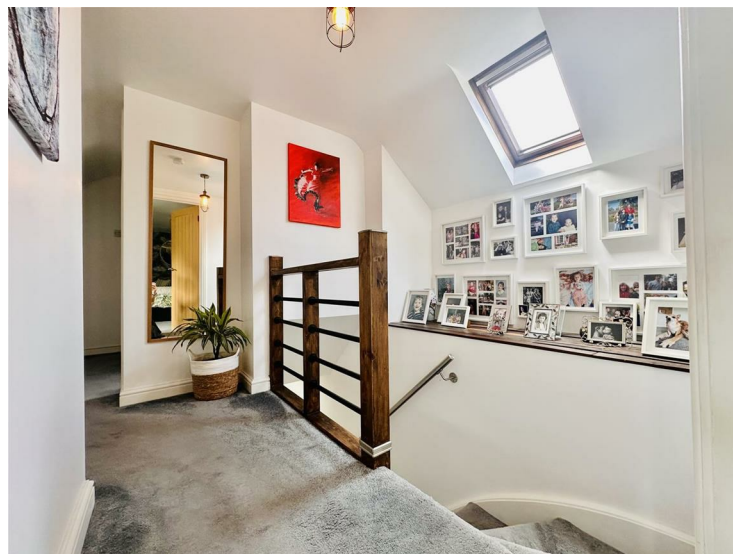
11'11" x 10'11" (3.63m x 3.33m)

A rear aspect room with UPVC double glazed window, ceiling light, and radiator. LVT luxury wood effect vinyl flooring.



### First Floor Landing

With a wooden Velux window, ceiling light, wall light, radiator, and doors providing access to bedrooms one, two, the family bathroom and under eaves storage. The first floor landing also features a quirky block wood ledge, perfect for use as a display.







### Bedroom One

21'11" x 14'7" (6.68m x 4.45m)

A lovely large front aspect room with a UPVC double glazed window offering beautiful views of the lake and Cheddar Gorge, with ceiling light, radiator, two under eaves cupboards, and a built in double wardrobe with a cupboard above.



### Family Bathroom

8'5" max x 7'6" max (2.57m max x 2.29m max)

A front aspect room with a wooden Velux window, ceiling light, ceiling fan, vinyl flooring, and radiator. Suite comprising a very quirky original rectangular ceramic sink with mixer tap over sat on a wooden plinth with tile brick effect back, a low level WC, and a step in brick effect fully tiled double shower cubicle housing a mains shower system with a large rain style hood and handheld shower attachment.



### Bedroom Two

17'7" x 12'7" (5.36m x 3.84m)

A front aspect room with a UPVC double glazed window offering the same beautiful views, ceiling light, radiator, two under eaves storage cupboards, and a built in double wardrobe with a cupboard above.





.Views From Garden



### Outside Rear

To the immediate rear of the conservatory you will find a patio with steps either side leading up to the first tier of the garden which is a lawned area already offering glorious views of Cheddar Gorge, featuring a further patio perfect for garden furniture, as well as flower shrub and tree borders. A further set of steps lead to a second tier which features a well established beautiful array of flowers, shrubs and trees, as well as a pathway. Finally, further steps lead to the very rear of the garden and a third tier, again full of beautiful plants shrubs and trees, enclosed by an original stone wall to the rear and fence panelling. To one side of the garden you will find a wooden shed perfect for storage, a secure wrought iron gate providing access to the front of the property. Steps to the far left of the garden provide further access to each tier, featuring a further border with flowers, shrubs and trees, this in turn leads to a beautiful seating area with the most spectacular views of the gorge and hills. To the other side of the property is an original stone wall and second secure wrought iron gate providing access to the front of the property.







#### Annexe

Access through a UPVC double glazed door into the living/kitchen/dining area



#### Outside Front

The front garden is enclosed by an original stone wall and features a lawn area with flower, shrub and tree borders, and as well as off street parking for approximately five vehicles,. Access to the rear garden can be found on either side of the property.



#### Living/Kitchen/Dining

A lovely front aspect space with UPVC double glazed windows overlooking the driveway and lake, infra red ceiling heater, ceiling spotlights, laminate wooden flooring, walkway to the bedroom and shower area. The kitchen has been fitted with a range of base and eye level high gloss units with wooden square edge work surfaces, sink with adjacent drainer and mixer tap, integrated oven with a two ring induction hob and extractor hood over, built in fridge/freezer, a built in washing machine and a small dining area/breakfast seating area below the TV. The walkway to the bedroom and shower room has a side aspect UPVC double glazed window, ceiling spotlights, laminate wooden flooring..







### Shower Room

Ceiling spotlights, extractor fan, laminate wooden flooring, heated towel rail, low level WC, vanity units incorporating wash hand basin and a good size glazed and tiled shower area with a overhead and handheld mains shower system.



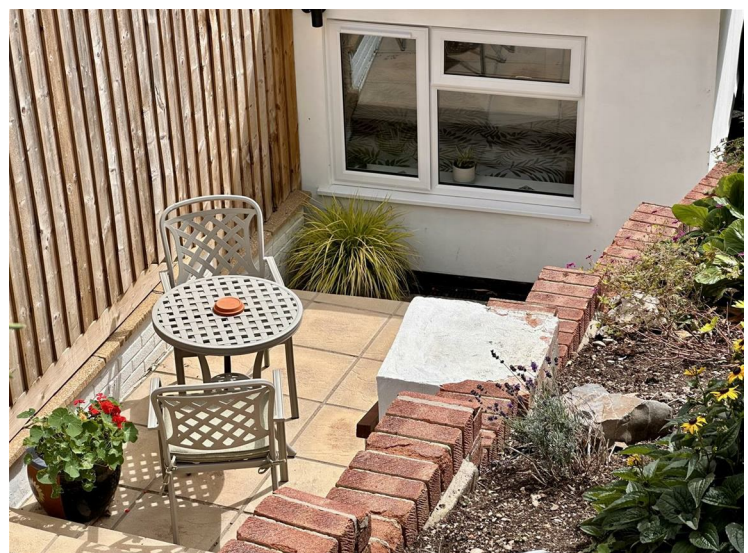
### Outside Garden

A beautiful split level and walled garden area with steps up to a dining terrace where you will find a lovely patio/outdoor living space with a range of flower and shrub beds and borders



### Bedroom

A lovely light and airy rear aspect room with a UPVC double glazed window overlooking the annexe gardens with a feature infared ceiling heater, ceiling spotlights, wall lights, laminate wooden flooring and luxury built in mirrored double wardrobes.



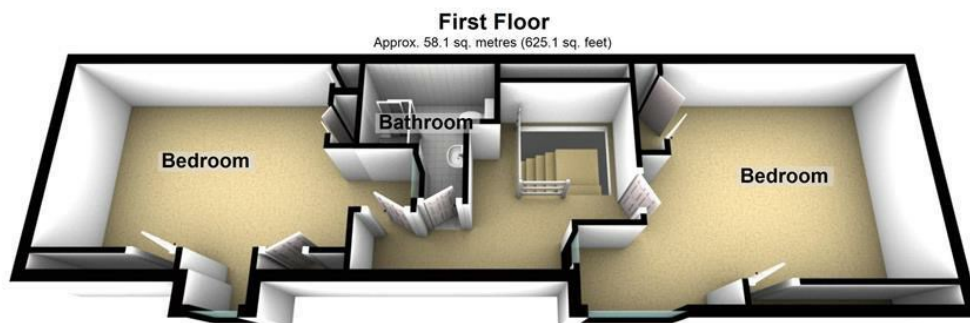
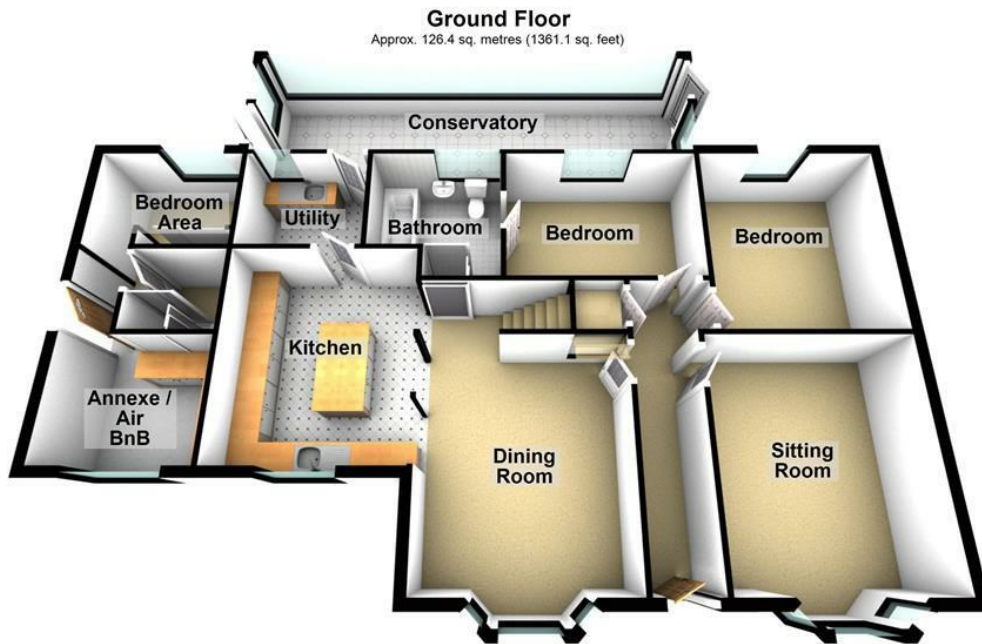




Location







Total area: approx. 184.5 sq. metres (1986.2 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	