

LAUREL & WYLDE

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



Coppers Coach House The Barrows, Cheddar, BS27 3BL £365,000

*** DETACHED AND SPACIOUS TWO BEDROOM 'COPPERS COACH HOUSE' *** BEAUTIFULLY PRESENTED AND WELL MAINTAINED THROUGHOUT *** LARGE LIVING ROOM WITH VIEWS *** WELL APPOINTED KITCHEN *** RECEPTION ROOM TWO/DINING ROOM *** DOWNSTAIRS WC *** TWO DOUBLE BEDROOMS *** FAMILY BATHROOM *** GARAGE *** PARKING FOR 3/4 CARS *** LOW MAINTENANCE REAR GARDEN AND A GOOD SIZE FRONT GARDEN *** WALKING DISTANCE TO THE CENTRE OF CHEDDAR AND LOCAL SCHOOLS *** EPC D *** COUNCIL TAX BAND E ***

This utterly charming stone-built detached home, with history behind it, fills you with warmth upon entering. The unique living room features an original front stone wall complemented by windows and double doors that open to the front garden letting in plenty of natural light. There is also an extra reception room giving plenty of downstairs space. With excellent access to off street parking, garage and a low maintenance rear garden, what more could you want!

Entrance Hall

Access to the property is via a UPVC double glazed door with inset glazed window leading into the entrance hall. The entrance hall has a rear aspect UPVC double glazed window, ceiling light, radiator, loft hatch giving access to roof space, doors to the main living room, downstairs cloakroom, dining room/reception room two and triple wooden louver door to a large cloaks storage cupboard complete with hanging rail and shelving.



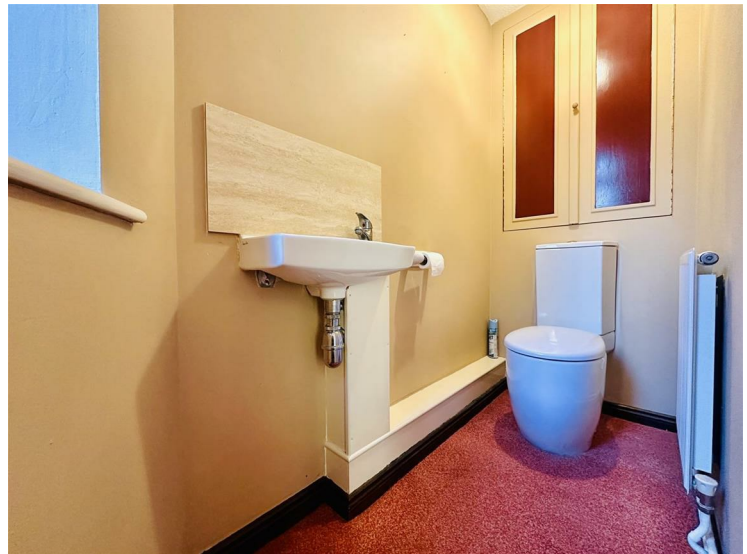
Sitting Room

An extremely warm and inviting room with a large rear aspect picture window to the rear offering views of the Mendip Hills, UPVC double glazed doors to the garden and a large front aspect UPVC picture window, four wall lights, television point and a cast iron wood burning stove sat on a slate hearth.



Cloakroom

A rear aspect room with an obscure UPVC double glazed window, ceiling light, radiator, wall hung wash hand basin, WC and a built in storage cupboard with shelving.



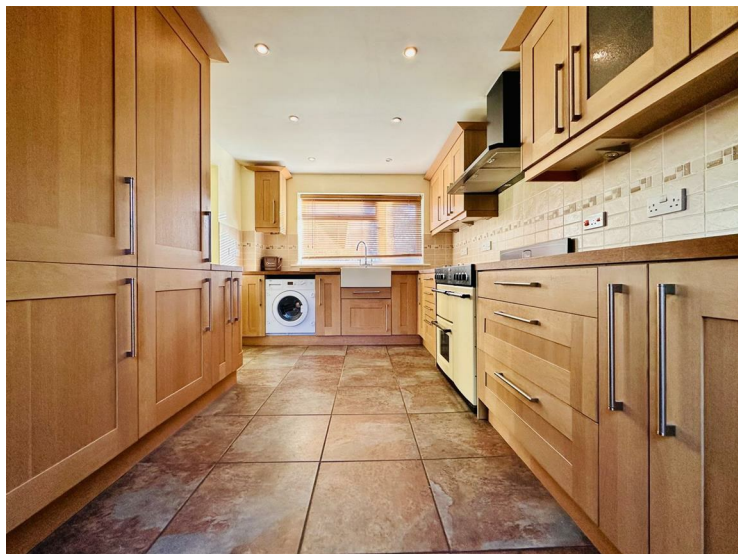
Dining Room/Reception Room Two

A front aspect room with a UPVC double glazed window, ceiling light, radiator, television point, telephone point, stairs to the first floor landing and an opening to the kitchen.



Kitchen

A front aspect room with a UPVC double glazed window and a door to the rear garden, ceiling spotlights, radiator, tiled flooring, fitted with a good range of base and eye level units with a solid wooden worktop over, Belfast sink with mixer tap over, washing machine, Range Cooker with a gas 5 ring hob, tall integrated freezer and a tall integrated fridge, a large open downstairs space which would be perfect to use as storage or cloaks space.



Family Bathroom

A front aspect room with an obscure UPVC double glazed window, ceiling spotlights, radiator, tiled flooring, panel enclosed bath housing a mains shower system to one end, low level WC with hidden cistern and a wash hand basin with a vanity cupboard underneath, shaver point.



First Floor Landing

On approach to the landing is a UPVC window. At the top of the landing is ceiling light, doors to the bedrooms, bathroom and the airing cupboard (which houses the wall mounted Worcester boiler).

Bedroom One

A front aspect room with a UPVC double glazed window, ceiling light and fan, built in wardrobes to one wall and a dressing table, radiator.



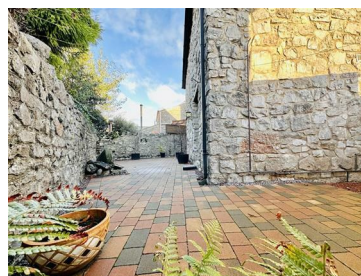
Bedroom Two

A front aspect room with a UPVC double glazed window offering lovely views of The Mendip Hills, ceiling light, loft hatch giving access to the roof space and built in cupboard complete with hanging rails and shelf.



Rear Courtyard Garden

A great, low maintenance space enclosed by an original stone wall and laid to patio with a beautiful local stone water feature, three potted fruit trees (all staying) and a wooden pedestrian gate to the front.



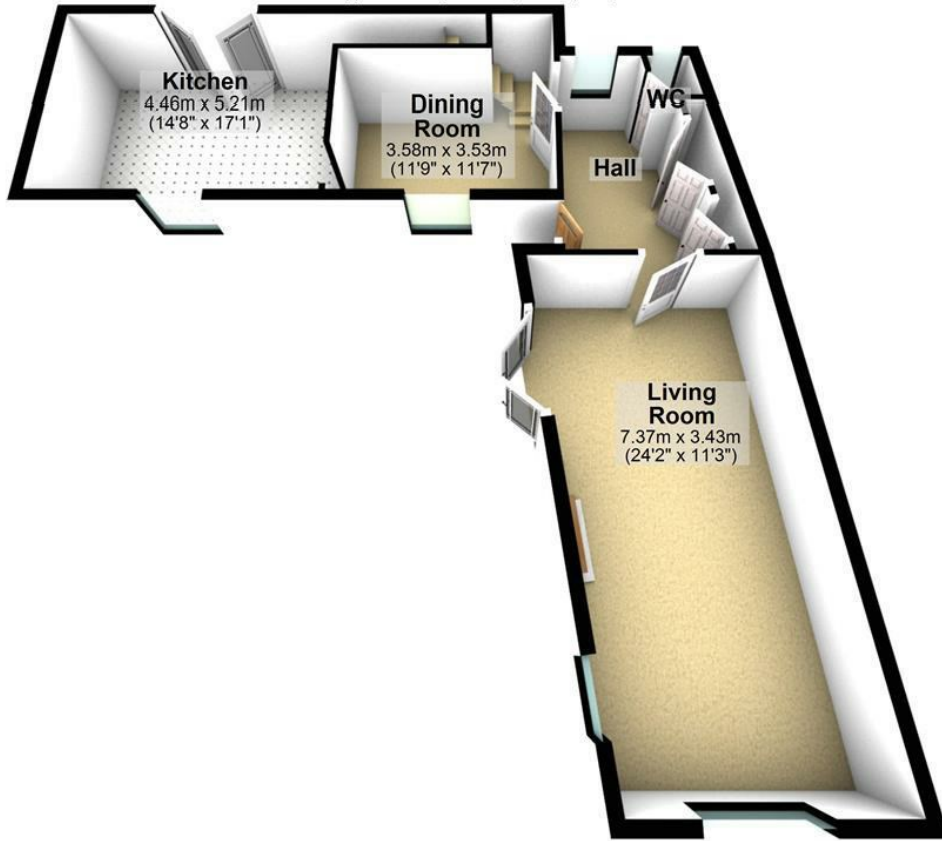
Front Garden and Parking

Two five bar wooden gates give an extra wide access to the property, perfect for much larger vehicles (e.g. camper vans) which leads to a shingle stone driveway with off street parking for approx. four cars. There is a lawn area, outdoor light, outdoor tap and a garage.



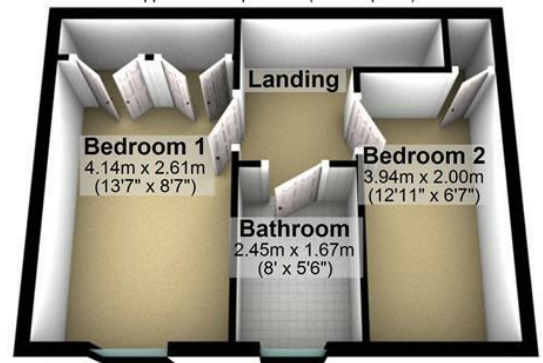
Ground Floor

Approx. 68.4 sq. metres (736.7 sq. feet)



First Floor

Approx. 31.4 sq. metres (337.8 sq. feet)



Total area: approx. 99.8 sq. metres (1074.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	57	
(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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