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DRAYCOTT ROAD, CHEDDAR, SOMERSET

Cheddar Bridge Apartments, Draycott Road, Cheddar, Somerset, BS27 3RJ.

A rare and exciting opportunity has arisen to purchase a well-established and reputable holiday let business, located in a prime position within Cheddar, a thriving village and tourism hotspot. With its iconic natural gorge, one of Britain's most spectacular landmarks, extraordinary caves and world-famous cheese, Cheddar is the ideal location for a business such as this. EPC rating C.

Freehold Guide Price £1,275,000

DESCRIPTION

The impressive range of accommodation includes a particularly spacious detached, four bedroom residential bungalow, three beautifully presented one bedroom lets, plus a stunning two bedroom let, all of which are single-storey. This unique gated development also provides each holiday dwelling with its own off-road parking and area of private outdoor space. With potential income comfortably in excess of £100,000 per annum, this is a remarkable business opportunity in a highly sought-after part of Somerset.



MAIN RESIDENCE

The main residence, an immaculately presented and versatile detached bungalow, is located within the development itself and has been well-maintained and thoughtfully upgraded by the current owners, since they purchased the original Cheddar Bridge Touring Park back in 2002.

A door to the front of the property opens into an extended, open-plan kitchen/dining/family room, which is dual-aspect and is fitted with a range of contemporary floor and wall units. This finely-proportioned kitchen provides ample space for a dining table and chairs, has access to a useful utility area and has a set of double glazed patio doors opening out to the terrace and deck at the rear. In addition, the kitchen includes an integrated fridge and freezer, a dishwasher and offers space for a freestanding range cooker. Double doors from the

dining area lead through to a generous sitting room, which offers a further set of patio doors to the rear terrace and a fabulous outlook across the adjoining River Yeo. The sitting room has a range of fitted wall displays and storage, as well as a fireplace with an inset 'living flame' gas fire.

An inner hall with a built-in double airing cupboard and a further storage cupboard gives access to the master bedroom, which also opens out to the terrace via patio doors and has a pleasant outlook. The master bedroom is fitted with a range of wardrobes and has a modern en-suite shower room. The hall then continues into another double bedroom, a family shower room and an office, which could be utilised as a bedroom if desired. Adjoining the office and accessed via double doors is a self-contained section of the bungalow, currently presented as a reception with a kitchenette and a separate double

bedroom. This part of the bungalow offers flexibility and could serve as bedrooms, offices (ideal for home working as have independent external accesses) or further reception space.

OUTSIDE

The development is entered via large double gates from the roadside, with an accessway leading over a stone bridge crossing the river and into the central courtyard.

Whilst there are many ways of configuring the parking, the main residence has spaces allocated at the front. To one side of the main driveway, there is a large garage block (measuring 30' x 13'9"), which has two 'up and over' doors, light and power. The main residence benefits from the aforementioned patio terrace and deck directly behind,



which incorporates a beautiful covered pergola seating area and adjoins the river. This idyllic outdoor area offers the perfect place for seating and al fresco dining.

On the opposite side of the river is the garden and a superb outbuilding, accessed via private double wooden gates before the bridge. The outbuilding has an area laid to stone chippings directly in front, providing further off-road parking, and comprises a large car port, a mower shed and a garden store. The garden is gated, runs alongside the eastern side of the river and is mainly laid to lawn with a hedge and walled boundary. Within the garden is a traditional gypsy caravan, which requires repair, but could be utilised for additional overnight letting.


In addition to the main garden, the property also owns a further section of enclosed ground to the right hand side of the main entrance. There is certainly scope here for this area of ground to be utilised as a garden, or additional parking, subject to the necessary consents. In total, the whole site extends to approx. 0.50 acre.



Viewing

Strictly by appointment with the agents.
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 Somerset, BA5 2AJ.
 Email: residential.wells@gth.net
 Tel: 01749 605605 | Ref: WEL240099

GREENSLADE TAYLOR HUNT
www.gth.net

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	73	
(56-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	





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TESTIMONIALS FROM VERIFIED GUESTS

"The accommodation was excellent - clean, modern and spacious. Would highly recommend".

"Simply the best! We absolutely loved our stay at Cheddar Bridge, it is in a lovely setting and a short walk to the village, the supermarket and a fantastic selection of restaurants".



THE MENDIP

The first of four very well-presented single-storey holiday apartments is 'The Mendip'. This delightful one bedroom property offers a dual-aspect sitting/dining room, with a double glazed window to the front and patio doors opening out to a private courtyard garden at one side. The sitting room has a vaulted ceiling and tiled flooring with doors leading into the bedroom and kitchen. Fitted with a range of matching floor and wall units, the kitchen includes an integrated oven and hob, an extractor, a drainer sink unit with mixer taps plus space and plumbing for a dishwasher and an 'American style' fridge freezer.

The bedroom is a double room and benefits from an en-suite shower room with a large walk-in shower, a low level WC and a vanity wash hand basin.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



THE COURTYARD

A newly renovated and most impressive holiday apartment, The Courtyard is finished to an exceptionally high standard throughout. Providing light, airy and modern accommodation, this property offers two double bedrooms, the master with an en-suite. In addition, there is the main shower room, accessed from the central hall.

The reception room in The Courtyard apartment is open-plan and a particularly generous size (19'10" x12'10"). This superb triple-aspect room also enjoys plenty of natural light and includes a contemporary kitchen with a range of appliances, high ceilings, and space for a fridge/freezer and a dining room. The living area faces south with double glazed patio doors opening to its own private outdoor seating area and parking space.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		90
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



THE ANNEXE

Adjoining the main residence, The Annexe apartment is a further one bedroom property, similar to The Mendip. This wonderful let has an open-plan kitchen/dining/living room with modern fittings, one double bedroom and an en-suite shower room.

Also with its own private outside space and allocated parking, much like the other apartments, The Annexe has been a popular choice for both holidaymakers and those seeking shorter overnight stays.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	83
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



THE RIVERSIDE

The final holiday let property on this fantastic development is The Riverside, which is an incredibly spacious and tastefully decorated dwelling with the 'wow factor'.

A door to the front opens directly into the kitchen, which offers an abundance of storage and a range of integrated appliances, including an oven, an induction hob, a dishwasher and a fridge/freezer. The kitchen then continues through to an excellent size sitting/dining room (24' x 14'5"), which has large double glazed bi-folding doors leading out to the rear decking and river. This remarkable room has also been finished with a vaulted ceiling and gives access to one finely proportioned double bedroom and a shower room.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		91
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



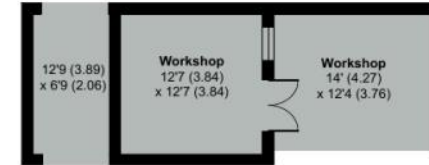
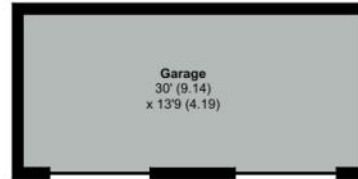
Cheddar Bridge Apartments, Draycott Road, Cheddar, BS27 3RJ

Approximate Area = 4632 sq ft / 430.3 sq m (includes garage)

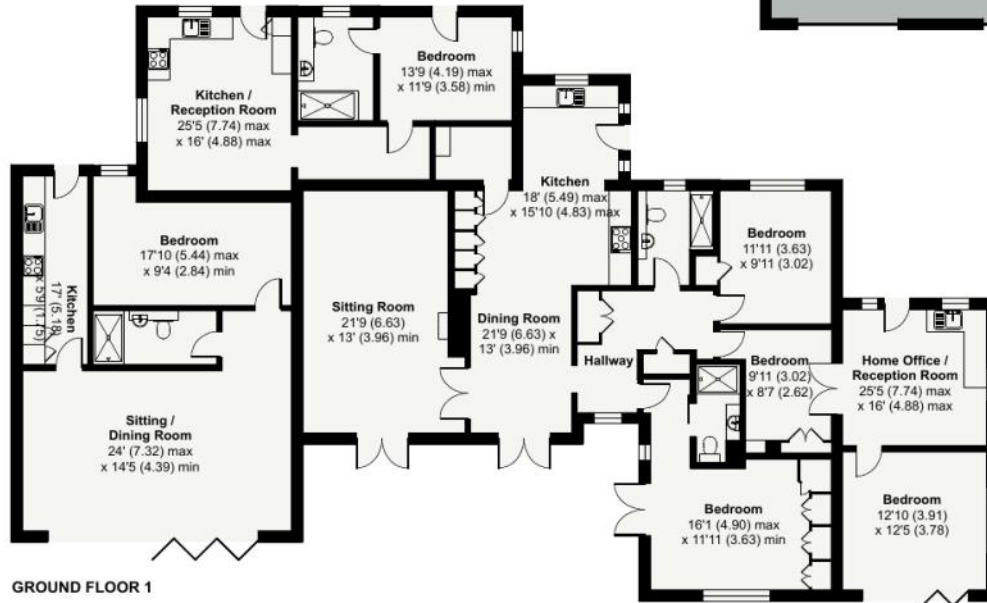
Outbuilding = 446 sq ft / 41.4 sq m

Total = 5078 sq ft / 471.7 sq m

For identification only - Not to scale



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Greenslade Taylor Hunt. REF: 1106677



IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

DIRECTIONS

From Wells, proceed to Cheddar on the A371, passing through the villages of Easton, Westbury-sub-Mendip, Rodney Stoke and Draycott. Upon reaching Cheddar, pass the football club then turn left into Cheddar Bridge Apartments, as indicated by our For Sale board.

SITUATION

Within the heart of Somerset and on the edge of the Mendip Hills is the popular village of Cheddar. Famous for its spectacular gorge, the village has much to offer including banks, a Post Office, a variety of independent shops and two supermarkets. Cheddar has a three-tier school system, where children up to the age of nine will attend the first school, then move on to Fairlands Middle School and Kings of Wessex Community School. The village also has a varied selection of outdoor pursuits including sailing, abseiling and rock climbing. Cheddar also has a doctors and dental surgery. The closest motorway access is Junction 21 and 22 of the M5.

SERVICES

All mains services are connected.

LAUNDRY FACILITIES

Located in between The Mendip and The Courtyard apartment is the laundry room, which offers ample space for suitable coin-operated industry standard washing machines and includes a sink. Beyond the laundry room is a useful store room, providing space for cleaning and maintenance equipment, linen etc.

LOCAL AUTHORITY

Somerset County Council - Tax Band D (main residence).

VIEWINGS:

Strictly by appointment only via Greenslade Taylor Hunt. Please note that due to existing holiday let bookings at the site, initial viewings may be limited to the main residence and certain lets only. In this instance, we would ask all interested parties to schedule a follow-up visit, also by appointment. Given our clients are running a successful adults-only holiday business and taking into consideration the proximity of the property to the river, we kindly request that **no children** attend any viewing appointments.

