

LAUREL & WYLDE

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



Hill View Wells Road, Cheddar, BS27 3UU £530,000

*** HANDSOME DETACHED FOUR BEDROOM PERIOD PROPERTY *** STUNNING ORIGINAL FEATURES ***
SPACIOUS *** KITCHEN/BREAKFAST ROOM *** DINING ROOM *** LOUNGE *** MUSIC ROOM ***
SITTING ROOM *** UTILITY *** DOWNSTAIRS CLOAKROOM *** FAMILY BATHROOM *** LARGE PLOT ***
OFF STREET PARKING *** WONDERFUL VIEWS *** GRADE 2 LISTED *** POPULAR VILLAGE OF RODNEY
STOKE, CLOSE TO BOTH CHEDDAR AND WELLS *** SOLAR PANELS *** EPC D *** COUNCIL TAX BAND F
*** FREEHOLD ***

Entrance/Utility

Into a useful Utility hallway through a wooden glazed door and front aspect glazed window, ceiling light feature with three rotating spotlights, tiled flooring, radiator, cupboard housing the Valiant boiler system, useful pantry and cloaks cupboard, open fronted cupboard for space and plumbing for washing machine, space for tumble dryer over. Doors to Kitchen/family room and cloakroom.

Sitting Room

A front and side aspect room with a front aspect original sliding sash window and a wooden glazed window to the side, ceiling light, opening to the family room, door to storage cupboard, feature fireplace with a floor standing log burner and a slate hearth.



Second Sitting Room

A front aspect room with a wooden glazed window, ceiling light, radiator. Door to the inner hallway and a feature brick built fireplace, decorative outer surround and mantel,.

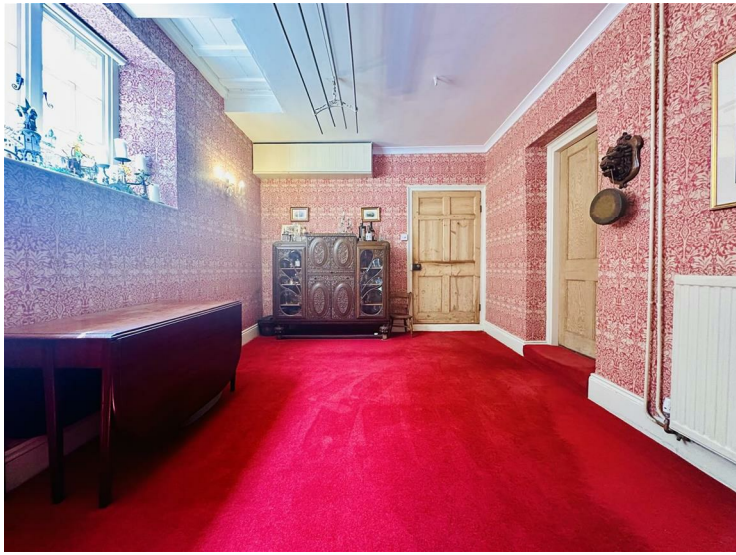


Dining Hall

A side aspect room with a wooden glazed window, wall lights, radiator, doors to the family room and sitting room.

Music Room

Rear and side aspect room with wooden glazed windows to the rear, wooden double glazed french doors to the side garden, ceiling light, wall mounted electric thermostat heater.



Kitchen/Diner

A side aspect two wooden glazed windows, part vaulted ceiling with ceiling spotlights and hanging light over the dining area, radiator, tiled flooring, steps leading up to the main formal dining room. The kitchen has been fitted with a range of base and eye level units with marble rolled edge work surfaces, inset one and half bowl sink, double oven, dishwasher, space for a tall fridge freezer, ample space for dining table and chairs, gas five ring hob with extractor hood over.



Boot Room and Cloackroom

Ceiling light, extractor fan, tiled flooring, low level WC, wash hand basin with twin taps.



Hall, Stairs and Landing

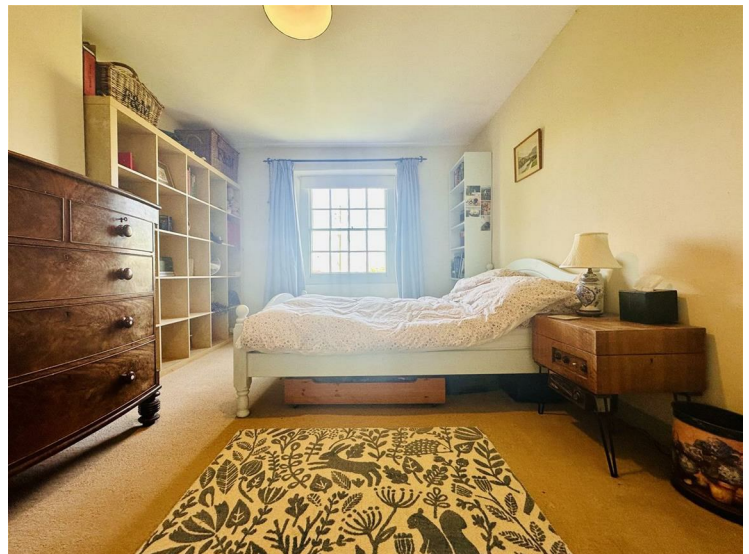
Stairs leading to first floor landing, this is where you would find the original front door which is no longer used, door to the living room.

First floor landing is a beautiful feature of the property, gallery landing area, front aspect sash window, two ceiling lights, radiator, doors to bedrooms, one, two, three, four and family bathroom.



Bedroom Two

Another front aspect room with an original wooden glazed sliding sash window, ceiling light, radiator.



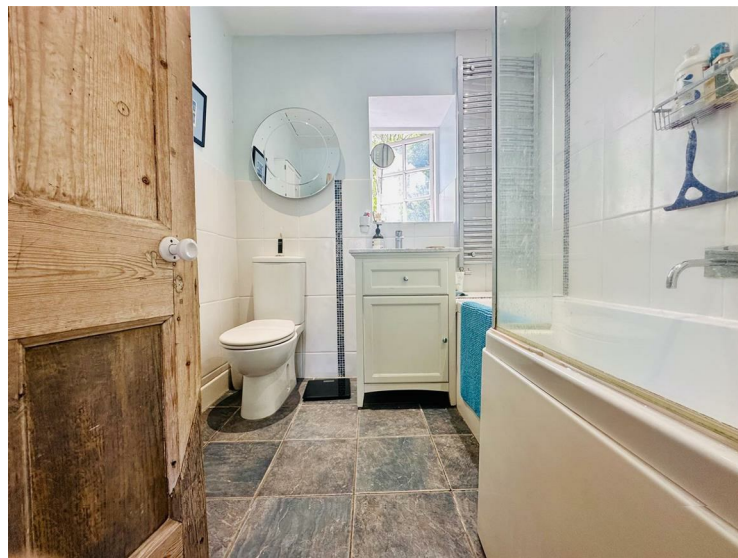
Master Bedroom

Front aspect room with an original sliding sash window, ceiling light, radiator, feature cast iron fire place with a wooden outer surround and mantel.



Bedroom Three

A rear aspect room with an original wooden glazed sliding sash window, ceiling light with four rotating spotlights, radiator.



Gardens

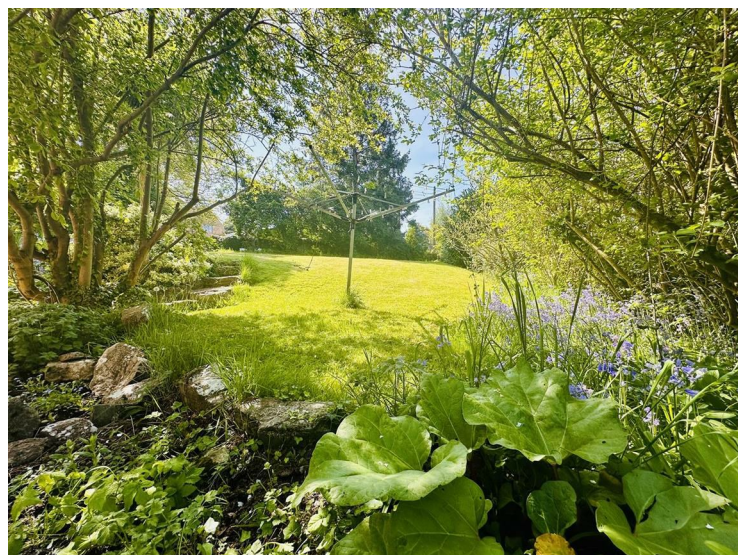
On the side garden there is a lovely alfresco area with steps leading up to the garden.

The garden as been mainly laid to lawn with a fabulous range of mature trees and hedgerows with a range of flower shrub borders.



Bedroom Four

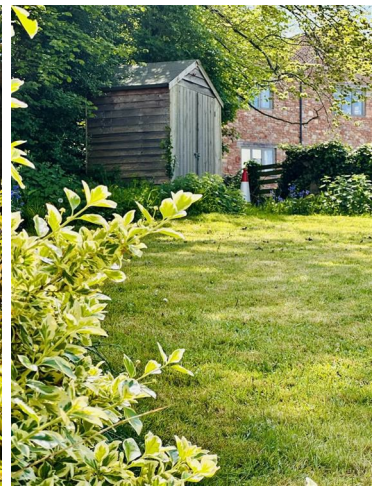
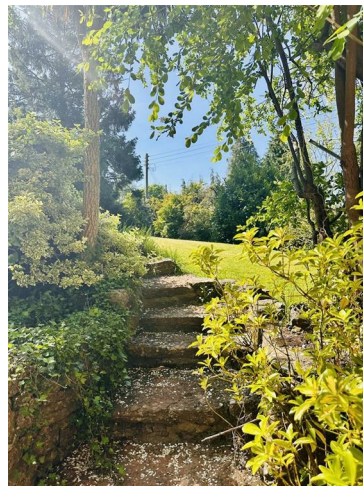
A rear aspect room with an original wooden glazed sliding sash window, ceiling light, radiator.



Family Bathroom

A rear aspect room with an wooden glazed window, part tiled walls, wash hand basin with chrome mixer tap, low level WC, P shaped bath with glazed shower screen, chrome heated towel rail.

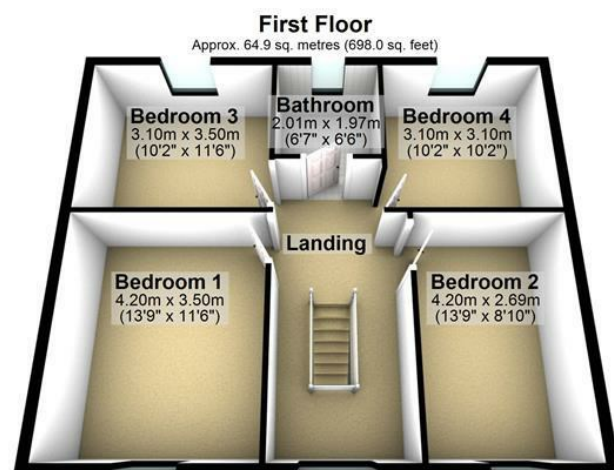
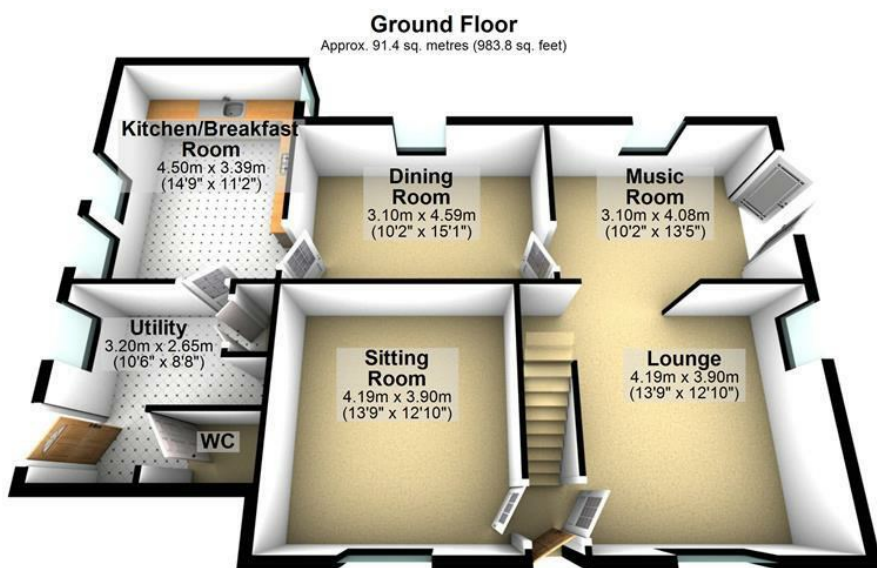




Wood Store and Parking

Provides parking for at least three cars, steps and walkway leading to the back of the property which in turn takes you to the side of the property.





Total area: approx. 156.2 sq. metres (1681.8 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	

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		
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Not environmentally friendly - higher CO ₂ emissions		
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