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**CHEDDARCOOMBE LANE, STAR, SOMERSET. BS25 1QD**



**£250,000 FREEHOLD**



## Passionate about Property

**NO ONWARD CHAIN!** Charming two bedroom detached cottage in the delightful hamlet of Star, with updated kitchen and bathroom, West-facing garden and large carport suitable for three vehicles. Call now to arrange a viewing!

Council Tax Band: D

### Location

The hamlet of Star lies between the villages of Shipham and Winscombe and is within daily commuting distance of Bristol. The area offers all the advantages of rural living with the Mendips close by. In Shipham, facilities available include a Junior School, Garage, Inn etc. There are more extensive shopping, social, recreational and primary school facilities at nearby Winscombe. Private sector schooling is close by at Sidcot, also now with a pre-prep department. In the state sector, Kings of Wessex School is at Cheddar and for sports and recreational facilities Churchill secondary School is a short drive away. Star is about 14 miles south driving on the A38 from the outskirts of the City of Bristol, Weston-Super-Mare is within an easy drive and there is access to the national motorway network at Clevedon and St Georges. There is an international Airport at Lulsgate and access to a mainline Railway Station at nearby Yatton & Worle.



### Directions

Leaving our office in Winscombe, proceed along Woodborough Road into Sidcot Lane and at the traffic lights turn left onto the A38 heading in the direction of Bristol. Continue along the road, through the S bends and up the hill. Continue along, passing the turning to The Broadway on your right. Take the next right turn into Cheddarcoombe Lane, and the property will be found on your left-hand side.







### Entrance Hall

Wooden door to front. Carpeted flooring and stairs to first floor. Radiator. Doors to:

### Living Room (13' 11" x 8' 11") or (4.24m x 2.72m)

Dual aspect upvc double glazed windows overlooking the garden. Carpeted flooring. Brick built working open fireplace. Radiator.

### Dining Room (13' 08" x 10' 07") or (4.17m x 3.23m)

A spacious second reception room with upvc double glazed windows overlooking to front, radiator, exposed wood flooring, large under-stairs cupboard, electric fire, access to:

### Kitchen (12' 06" x 7' 0") or (3.81m x 2.13m)

Contemporary fitted kitchen with dual aspect upvc double glazed window and door to front and side elevation. White enamel sink. Double oven and electric hob. Space for appliances. Cupboard housing oil fired combi boiler. Radiator. Access to:



### Utility Room

Built circa 2016 by Brice Construction, this neat utility space has a upvc double glazed window with a base unit and sink underneath. Space for appliances. Radiator. Door to:







### **Landing**

Large storage cupboard. Carpeted flooring. Two Upvc double glazed windows to rear. Loft access. Doors to:

### **Bedroom 1 (10' 10" x 8' 05") or (3.30m x 2.57m)**

Upvc double glazed window to front. Built-in double wardrobe. Radiator. Wall mounted TV (included with sale) Carpeted flooring.

### **Bedroom 2 (14' 0" x 8' 11") or (4.27m x 2.72m)**

Dual aspect upvc double glazed windows to front and side providing a lovely hillside view. Carpeted flooring. Over-stairs cupboard with upvc double glazed window.

### **Bathroom (9' 0" x 6' 11") or (2.74m x 2.11m)**

Upvc double glazed window. Spacious bathroom with four piece suite comprising large corner shower cubicle, separate bath, WC and wash basin over a vanity unit. Radiator. Vinyl flooring.







### Gardens

West-facing sunny garden with a level lawn that meets a raised stone paved terrace to sit and enjoy in good weather! Concrete outbuilding. Oil tank.

### Carport & Parking

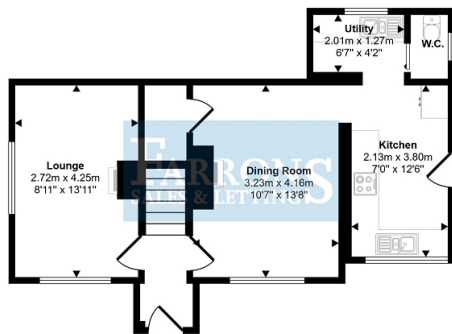
Built by the current owner providing covered off-street parking for three vehicles. Additional lockable storage cupboard and rear storage space.

### Material Information

Awaiting vendor comment.

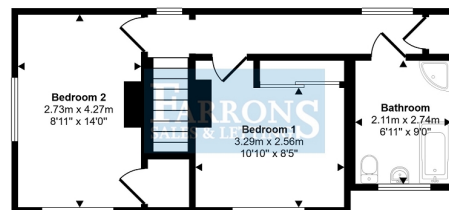


# Passionate about Property



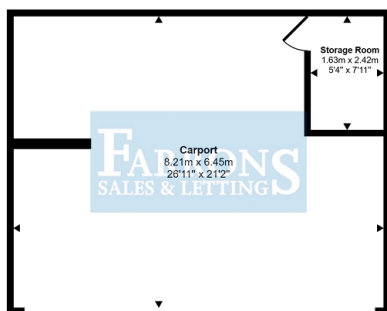
Ground Floor  
Approx 45 sq m / 484 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor  
Approx 40 sq m / 428 sq ft

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Garage  
Approx 53 sq m / 567 sq ft

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

## Clauses:

**Tenure:** Please verify with your legal adviser before proceeding with a purchase.

**Measurements:** All measurements are approximate.

**Details:** Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract