

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



NORVILLE HOUSE, NORVILLE LANE, CHEDDAR, SOMERSET, BS27 3HJ



**NORVILLE HOUSE,
NORVILLE LANE, CHEDDAR, SOMERSET, BS27 3HJ**

A very fine, detached, double fronted house located on a quiet lane in the centre of a thriving Somerset village.

The accommodation consists of a central entrance hall, sitting room, drawing room, dining room, kitchen, study, utility room, cloak room, 5 bedrooms and a family bathroom.

Outside there is a gated, gravel drive with parking for several vehicles, a timber shed and lawned and walled gardens.

Guide Price £875,000

Location

Norville Lane runs east to west between Lower North Street and The Hayes in a very central residential area of Cheddar. Hannah More Park, the main play area and park, is an easy 150mts away and all other facilities are also within easy reach.

Cheddar is popular with families and there are plenty of facilities for all ages with a tennis club, sports centre, pump track, skate park and obviously the Mendip Hills and Gorge. The village has a First School, Middle School and Senior School and plenty of pubs, bars, restaurants, cafes and shops.

Description

A Grade 11, early 19th Century (and possibly much older in parts) house with generous and classic proportions. The symmetrical frontage is elegant and welcoming. The ground floor has what appear to be original oak floorboards which have acquired a deep, aged patina. In addition, there are further classic features such as high ceilings, tall sash windows and timber shutters. The accommodation has an open, airy and bright quality and there is a real sense of space in this appealing house.

The gardens are level and at the front an attractive walled garden and central garden gate welcomes you to the house.





Accommodation

The central front door is sheltered by a metal 'tent' canopy hood on decorative wooden latticework. It opens to an elegant hallway lit both by the fanlight above the door on the south and a stunning fanlight window opposite on the half landing of the stairs. To the left is a sitting room. A fabulous floor to ceiling south facing sash window provides plenty of natural light and a wood burning stove is a focal point in the fireplace which has an attractive, ornate marble mantelpiece. To the right the drawing room is almost identical, except the fire surround is of Bath stone. In the hall there is a surprisingly spacious understairs cupboard and a door leads to the dining room. This dual aspect room has a slightly more rustic feel. The large inglenook fireplace houses a 15kw wood burning stove for warmth in the winter months and you get the feeling that this is an easy room to spend most of your time in, it is comfortable, bright and welcoming. Beyond the dining room is the spacious, dual aspect kitchen. A range of fitted units offer plenty of storage along with an integrated dishwasher, fridge, electric oven and induction hob, Belfast sink and electric Aga. The sink is positioned under a large window which looks out over the garden to the west. An exterior door provides access to the garden.

To the rear of the kitchen another door opens to the study. This is a versatile space that could become a gym, office or spare bedroom. The utility room is currently accessed by going outside to the terrace, under the west glazed canopy. It has plenty of space for a washing machine, tumble dryer and fridge/freezer and as well as a window there are two newly fitted roof lights.

Upstairs the half landing is flooded by natural light from a magnificent fanlight window which offers views, over rooftops to the Mendips. To the left there is a w.c. and the stairs continue to rise to the first floor where there are 5 bedrooms and a luxurious family bathroom with a freestanding rolltop bath and large shower.

A small door opens from the landing to the loft. Very steep stairs provide access to the extensive loft space which is boarded for storage.





Outside

Attractive timber double gates open to a gravel drive where there is parking for several cars. A timber tool shed nestles discreetly in the corner. The front door is approached from the drive through an appealing arched stone gateway in the walled front garden. A gravel path leads to the front door and out to the lane through a wrought iron gate between a pair of handsome, central, rusticated ashlar gate piers, with hipped caps and ball finials. The rubble forecourt wall, with plain coping, ramps up to each end adjacent to the house. This south facing front garden is lawned with mature shrubs and floral borders. The west garden is mainly laid to lawn with mature trees and shrubs on the border. The northern boundary is a high stone wall which provides plenty of shelter for the rear terrace which occupies the west side of the house. This is a fantastic place to enjoy the setting sun.

Tenure and other points

Freehold. Grade 11 listed. Mains gas, electricity, water and drainage. Hardwired broadband. Council Tax Band F. EPC not required.

Directions

Leave Wells on the A371 towards Cheddar. Proceed through Cheddar on this road until you see Tesco Express on your left. Take the right turning opposite Tesco. Follow this lane for approx. 300mts and you will find Norville Lane and Norville House on the left.

About the area

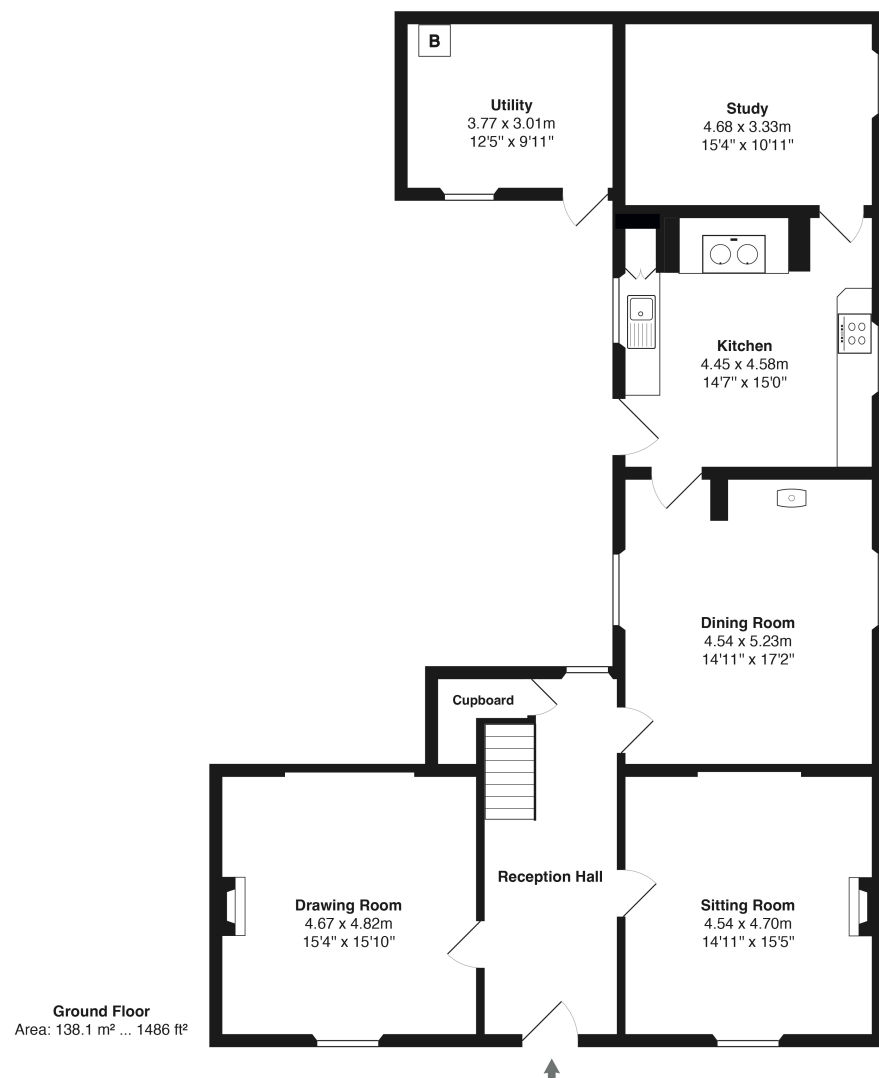
Cheddar is a renowned holiday destination and a very popular residential area.

The village itself has a wide range of shops to cater for everyday needs, a bank and Post Office as well as doctor and dentist surgeries. There is a three-tier school system where children up to the age of nine attend the First School, then move on to Fairlands Middle School and finally on to The Kings of Wessex Academy and all these schools are within the village. Sidcot School provides private education nearby in Winscombe and Wells Cathedral School and Millfield are both less than 30mins away.

The Kings Fitness and Leisure Centre adjoining the Kings of Wessex Academy offers an extensive range of activities for all the family and has an indoor heated swimming pool. There are also a number of village sports clubs and societies to cater for everyone.

Wells, Glastonbury, M5, the beach, Bristol International Airport and Yatton mainline train station are all within 13 miles, Bristol and Bath within 25 miles.



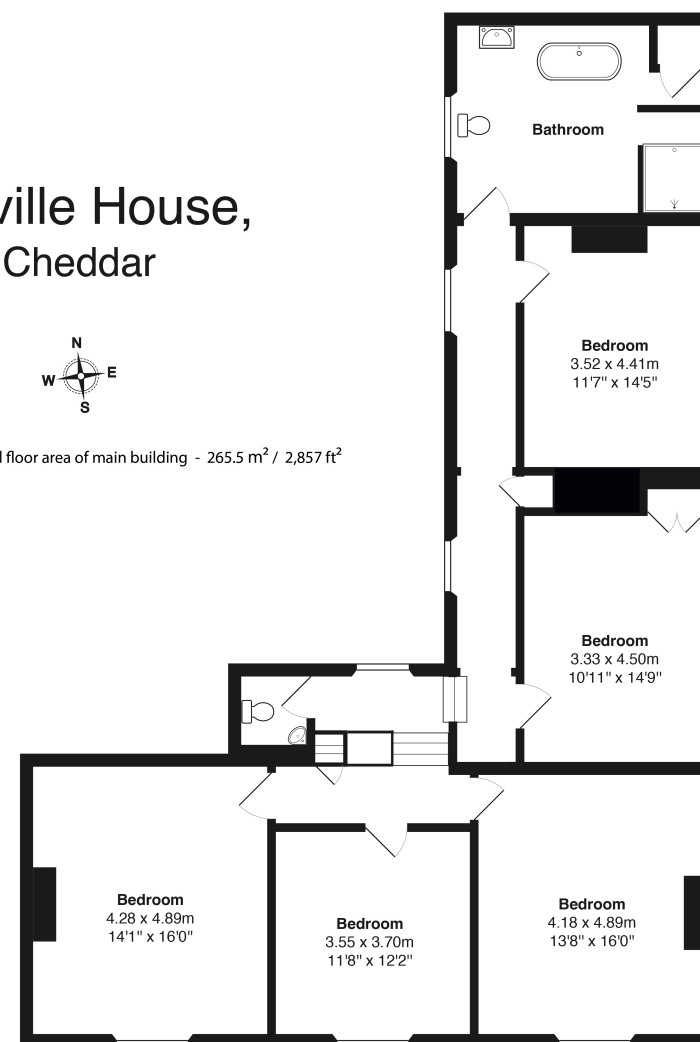


Norville House, Cheddar



Approximate gross internal floor area of main building - 265.5 m² / 2,857 ft²

First Floor
Area: 127.4 m² ... 1371 ft²



IMPORTANT NOTICE - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

1 Priory Road, Wells, Somerset, BA5 1SR. Tel: 01749 670079 - E: info@roderickthomas.co.uk

