



# Olive

ESTATE AGENTS



## Sunnymede Hillfield, Cheddar, Somerset BS27 3HN £1,050,000

\*\*\* OUTSTANDING EXAMPLE OF A DETACHED VICTORIAN HOUSE RETAINING MANY ORIGINAL FEATURES \*\*\*  
BEAUTIFULLY PRESENTED THROUGHOUT \*\*\* FIVE DOUBLE BEDROOMS - TWO WITH EN SUITE BATHROOMS \*\*\*  
FAMILY BATHROOM \*\*\* LARGE OPEN PLAN KITCHEN/FAMILY/BREAKFAST ROOM \*\*\* UTILITY \*\*\* BOOT ROOM \*\*\*  
DRAWING ROOM \*\*\* DINING ROOM \*\*\* OFFICE \*\*\* DRIVEWAY PARKING FOR SEVERAL VEHICLES \*\*\* ELECTRIC  
VEHICLE CHARGING POINT \*\*\* GARAGE WITH A ROOM TO THE REAR, CURRENTLY USED AS A GYM/MUSIC  
ROOM \*\*\* PLANNING PERMISSION TO BUILD A TWO BEDROOM PROPERTY WITHIN THE GROUNDS WITH ITS  
OWN ENTRANCE \*\*\* HIGHLY SOUGHT AFTER QUIET LOCATION \*\*\* LARGE PLOT \*\*\* SOUTH FACING GARDENS \*\*\*  
POTENTIAL TO CREATE ANNEXE \*\*\* EPC D \*\*\* COUNCIL TAX BAND F \*\*\* FREEHOLD \*\*\*



### Entrance Vestibule Hallway

Access to the property is via an original wooden door with an original doorbell next to it, leading into the Vestibule Hallway. This room has original quarry tiled flooring, a side aspect double glazed sliding sash window, original cornicing, built in cupboards and shelves to one wall, original wooden door with glazed panels to the hallway.



### Hallway

Has wood flooring, ceiling light with central rose, original picture rail and cornicing, two Victorian style radiators, understairs storage cupboard, doors to the drawing room, the dining room, the kitchen/family/breakfast room, stairs to the first floor landing.



### Drawing Room

A rear aspect room with UPVC double glazed doors to the garden with original wooden shutters, wood flooring, ceiling light with original ceiling rose, original cornicing and picture rail, inset cast iron wood burning stove sat on a slate hearth with an original marble outer surround, two Victorian style radiators and large original opening to the dining room.



### Dining Room

A rear aspect room with UPVC glazed double doors with original wooden shutters to the garden, wood flooring, ceiling light, original cornicing, picture rail, two Victorian radiators, an open fireplace with a slate hearth and an original marble outer surround.





above, integrated tall fridge and integrated tall freezer, integrated dishwasher, a five ring ceramic hob with wall splashback and extractor hood above, tall larder cupboards with pull out drawers, breakfast bar seating for 6 people with a hanging light above. The family/breakfast end has the same flooring with plenty of space for furniture or table, a cast iron wood burning stove sat on a slate hearth with a wooden mantle over, Victorian style radiator, door to an inner hallway.



### Kitchen/Family/Breakfast room

A front aspect room with two UPVC double glazed sliding sash windows, original cornicing and picture rail, ceiling spotlights, LVT 'Herringbone Style' wood flooring. The kitchen has been fitted with a comprehensive range of base, eye level and tall cupboards with a square edge stone resin worktop and splashback, inset one and a half bowl sink with mixer 'boiling water' tap over, an eye level pyrolytic electric oven with a microwave oven







### Study

A front and side aspect room with a UPVC double glazed door to the garden and UPVC double glazed sliding sash window, ceiling light, Victorian style radiator, wood flooring.



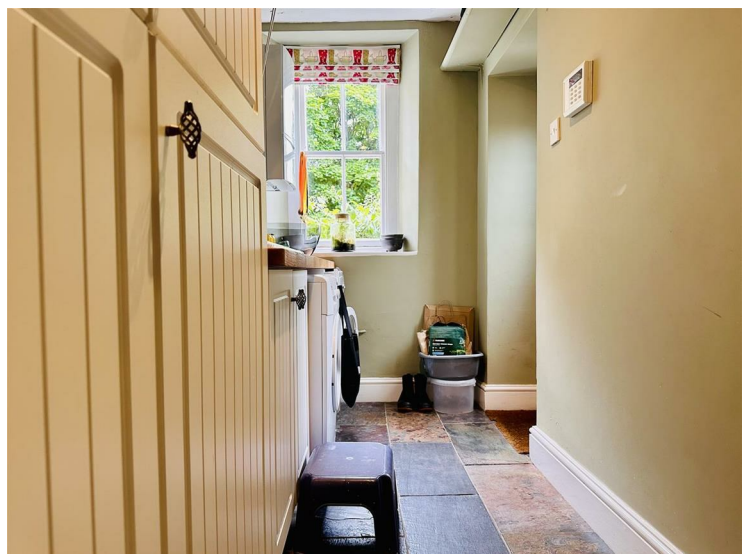
### Utility

A rear aspect room with a wooden glazed sliding sash window, ceiling light, tiled flooring, base and tall cupboards with wooden worktop over, one bowl ceramic sink with mixer tap over, space and plumbing for two appliances (currently washing machine and tumble dryer), door to the garden.



### Inner Hallway

Features original flagstone flooring, wooden door with inset glazed panel to the garden, cast iron Victorian style radiator, doors to a boot room and downstairs cloakroom, a storage cupboard (with shelving), utility and study.



### Boot Room

Ceiling light, tiled flooring, hanging rails and door to the downstairs cloakroom





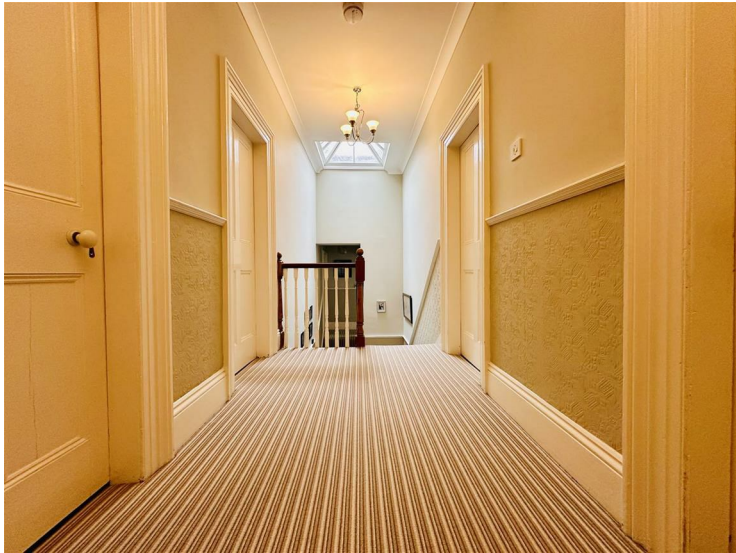
### Cloakroom

The cloakroom has a wooden glazed sliding sash window, original picture rail, ceiling light, radiator, tiled flooring, pedestal wash hand basin, WC, radiator.



### Landing

At the top of the landing there is 'dome' style roof light, original picture rail, doors to all bedrooms, the family bathroom and doors to two large storage cupboards.



### Main Bedroom

A rear aspect room with a double glazed sliding sash window, ceiling light, original picture rail, radiator, door to a storage cupboard, door to the en suite bathroom.



### En Suite Bathroom

Featuring a UPVC double glazed sliding sash window, ceiling spotlights, slate tiled flooring, slate tiled walls, stainless steel ladder style radiator, a freestanding roll top bath, shower enclosure with slate tiles, sink with vanity cupboards underneath, WC with hidden cistern.





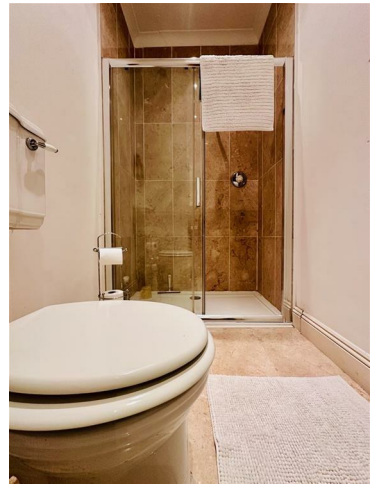
### Bedroom Two

A front aspect room with UPVC double glazed sliding sash window, ceiling light, radiator, an original Victorian cast iron fireplace, radiator, door to an en suite shower room.



### En Suite Shower Room

Has tiled flooring, ceiling spotlights, small loft hatch, pedestal wash hand basin, low level WC, a walk in shower housing a mains shower system.



### Bedroom Three

A rear aspect room with a UPVC double glazed sliding sash window overlooking the school playing fields and the allotments, ceiling light, radiator, original cast iron Victorian fireplace.



### Bedroom Four

A front aspect room with a UPVC double glazed sliding sash window, ceiling light, loft hatch, original Victorian fireplace with a wooden outer surround.





### Bedroom Five

A rear aspect room with a UPVC double glazed sliding sash window, ceiling light, radiator.

### Rear Gardens

This beautiful south facing garden is enclosed by an original stone wall and hedges and has a large lawn area with flower, shrub and tree bed borders, a large patio area leading from the drawing room and dining room. There is an additional raised patio area in the corner that is surrounded by pear and apple trees. A low level wall divides the second part of the garden with a wrought iron gate leading to it. This area has vegetable beds, a greenhouse and a crazy paved pathway leading to the lawn area and the brick outbuilding to the corner. To access this garden there is an additional separate entrance with double wooden gates to a shingle stone driveway with additional parking for two vehicles. This area has planning permission in place for a 2 bedroom dwelling.



### Family Bathroom

A front aspect room with a UPVC double glazed sliding sash window, ceiling spotlights, tiled flooring, a freestanding cast iron roll top bath, low level WC and a step in shower cubicle housing a Mira electric shower, built in storage cupboards.





### Front of Property

You access the property via wrought iron double gates to the tarmac driveway parking and a wrought iron pedestrian gate. There is parking for several vehicles and a car electrical charging point. There is detached stone built garage with a fully insulated gym/music room to



the rear. There are pretty flower, shrub and tree borders and a wrought iron gate to the rear gardens.



### Planning Permission for Second Dwelling

Planning permission has been approved for a two bedroom house to be built within the grounds. Ref 17/23/00085

### Plot and Location

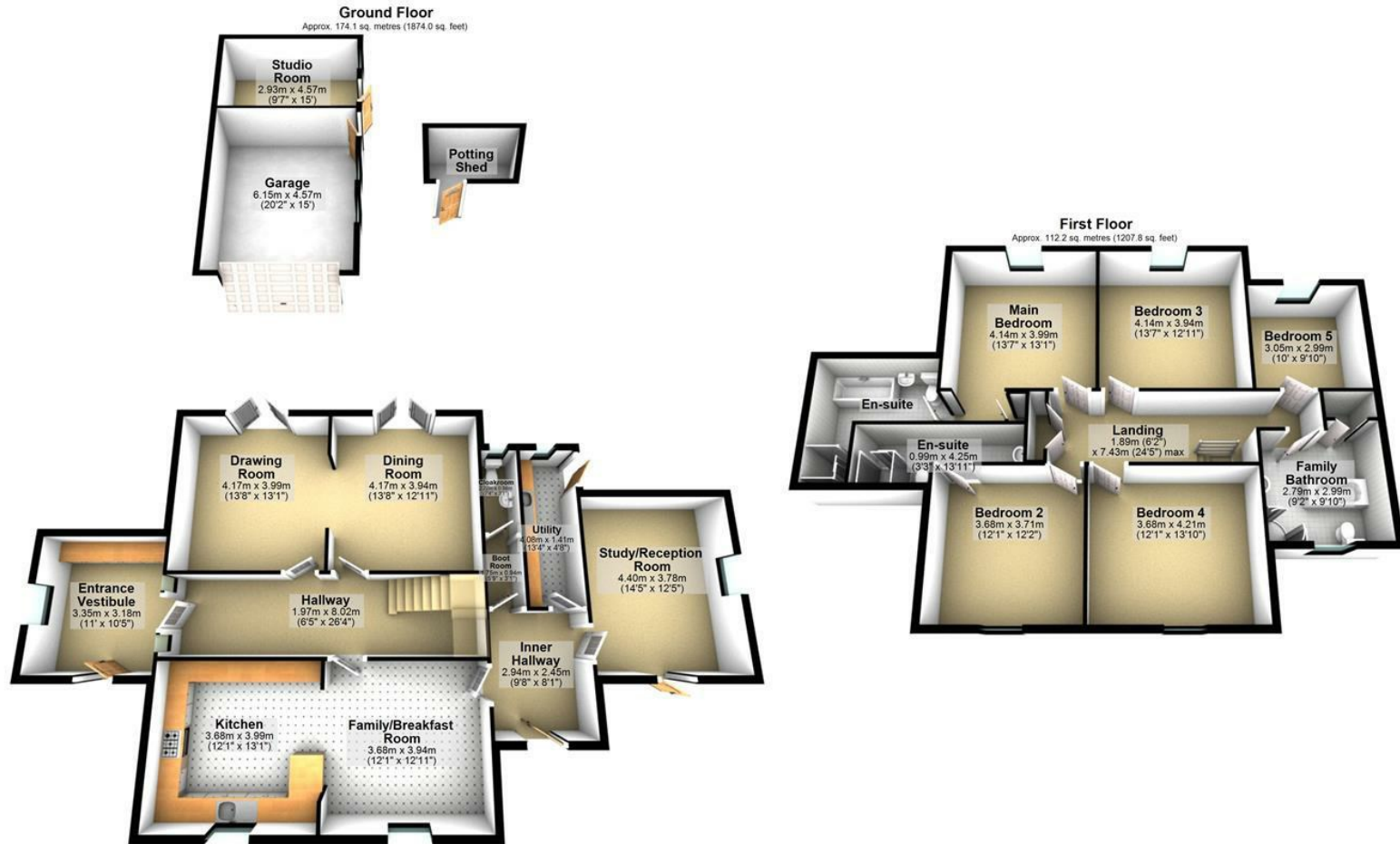


### Garage/Worktop and Gym

Accessed at the front by an electric roll door with a side access door and UPVC window, garage was built with cavity insulation. This building could easily be converted to an annexe (subject to the relevant planning permissions), water and electricity services already in place. To the rear is a fully insulated room with a UPVC double glazed window and door, which is currently being used as a gym and music room. There is outdoor lighting and a patio area. To the rear of this building is a sheltered and private lean to area which would be perfect for housing bikes and outdoor equipment.







Total area: approx. 286.3 sq. metres (3081.8 sq. feet)

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |