



Cuckoos Nest/Cottage Venns Gate, Cheddar, BS27 3LW £750,000

*** SPECTACULAR OPPORTUNITY TO ACQUIRE TWO HOMES IN ONE PLACE *** DETACHED COTTAGE IN NEED OF MODERNISING AND A DETACHED BARN CONVERSION *** FABULOUS GARDEN AND VIEWS

*** DOUBLE GARAGE & SINGLE GARAGE *** USEFUL OUTBUILDINGS *** BARN CONVERSION WITH LIVING ROOM, DINING ROOM, KITCHEN, TWO BEDROOMS AND TWO BATHROOMS *** COTTAGE WITH LIVING ROOM, SITTING ROOM, DAY ROOM, KITCHEN, UTILITY ROOM, THREE BEDROOMS AND A BATHROOM *** AMPLE OFF STREET PARKING *** EXCELLENT OPPORTUNITY FOR MULTI GENERATIONAL LIVING *** COUNCIL TAX BAND D *** EPC TBC *** ALL MAINS SERVICES *** FREEHOLD ***

Cukoo's Nest

Access via a double glazed door with matching side panels into the dining/family room.



Entrance/Dining Hall

Stairs leading to first floor landing, ceiling light, wall lights, tiled flooring, radiator, glazed wooden doors to the living room, walkway into the inner hallway which in turn gives a stair access to upper landing and door to the Kitchen.



Kitchen

A side aspect room with wooden double glazed windows, ceiling spotlights, tiled flooring, fitted with a range of base and eye level units with square edge worksurfaces, one bowl ceramic sink, tiled splashbacks, space and plumbing for washing machine, space for tall fridge freezer, space and electric point for large Range

cooker, further underworks appliance space, wall mounted gas fired boiler system.



Bathroom

A fully tiled side aspect room with an obscure wooden double glazed window, ceiling light, chrome heated towel rail, panel enclosed bath, low level wc, wash hand basin, glazed and tiled shower cubicle with mains shower system.



Ground Floor Bedroom

A front and side aspect room with wooden double glazed windows, ceiling light, wall light, radiator, solid oak wooden flooring.

Bedroom Two

A rear aspect room proving beautiful views across neighbouring farmland, towards the Mendips and Reservoir, ceiling spotlights, radiator.



Bathroom

A side aspect room with a wooden double glazed Velux roof light, ceiling light, tiled flooring, panel enclosed bath, low level wc, wash hand basin.



Cukoo's Cottage



Hall

Rear aspect room with a wooden double glazed window, ceiling light, radiator, stairs leading to first floor landing with understairs storage.



Entrance

Tiled flooring, door to the shower room.



Sitting Room

A front aspect room with wooden double doors leading to the porch, with ceiling light, radiator, large feature stone inglenook fireplace with cast iron log burner.



Shower Room

With roof light, tiled flooring, step up to a tiled shower wet area, low level wc, wash hand basin.



Dining Room

A front aspect room with an opening through to the day room, wall lights, radiator, stone built fireplace.



Day Room

With a very large UPVC double glazed window overlooking the rear garden, side aspect UPVC double glazed window, ceiling light, tiled flooring.

Side Porch

A rear and side aspect room with a side aspect obscure UPVC double glazed window, UPVC double glazed door, ceiling light, wall mounted Worcester gas fired boiler system, plumbing for washing machine and space for tumble dryer.



Bedroom One

A Front aspect room with a UPVC double glazed window, overlooking the rear garden, neighbouring fields and farmland, views across Cheddar, ceiling light, radiator, built in wardrobe.



Bedroom Three

A Front aspect room with a UPVC double glazed window, overlooking the rear garden, neighbouring fields and farmland, views across Cheddar, ceiling light, radiator.



Bedroom Two

A Front aspect room with a UPVC double glazed window, overlooking the rear garden, neighbouring fields and farmland, views across Cheddar, ceiling light, radiator.



Family Bathroom

A rear aspect room with an obscure UPVC double glazed window, ceiling light, panel enclosed bath with wall mounted shower attachment over, low level wc, wash hand basin.



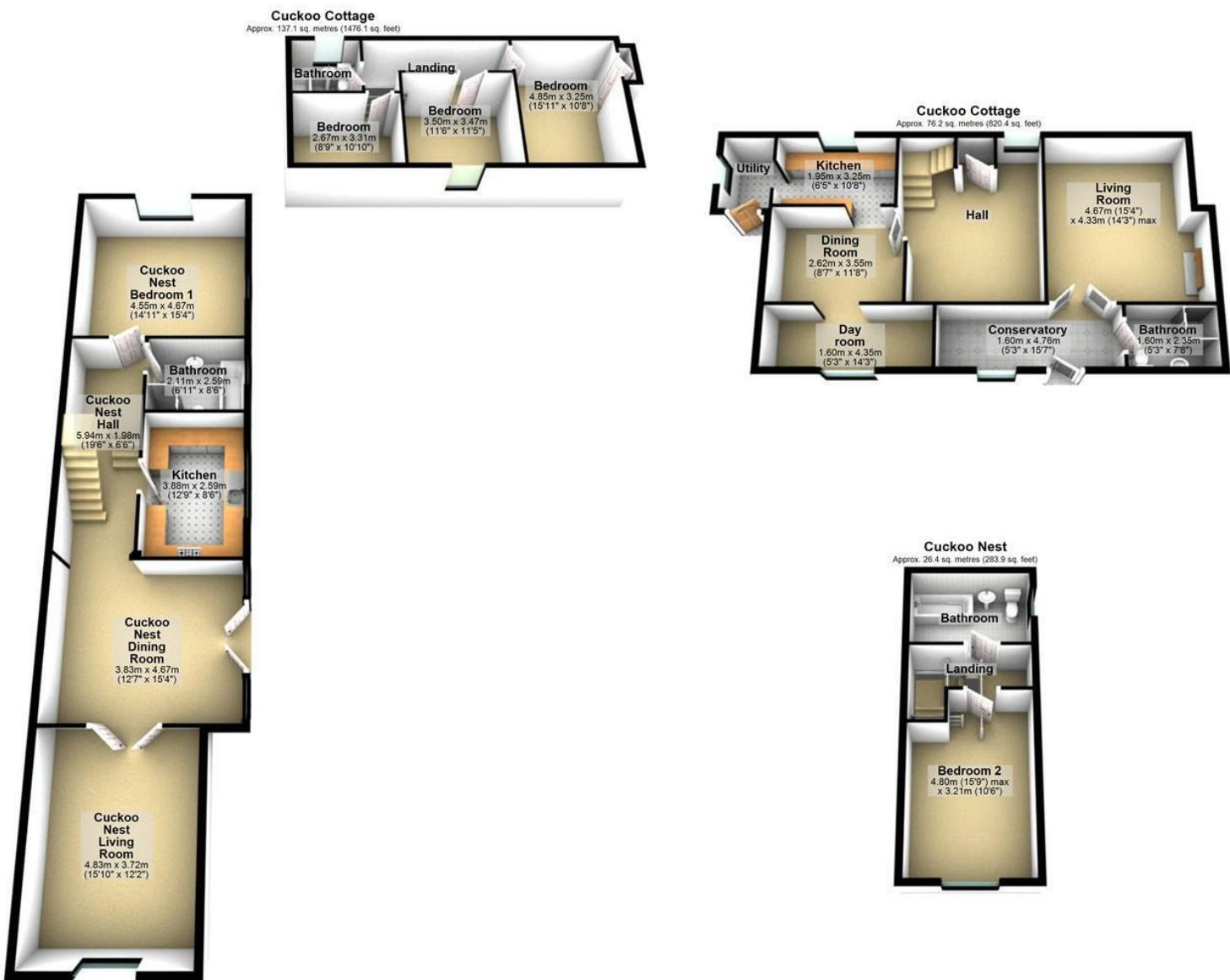
Private garden



Front Gardens

Property has a good sized driveway with parking for at least 6 cars, wooden gated access to main garden, three garages, the original stone ones could be made into open double garage if it should be required.





Total area: approx. 239.7 sq. metres (2580.4 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			
EU Directive 2002/91/EC			
England & Wales			

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		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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