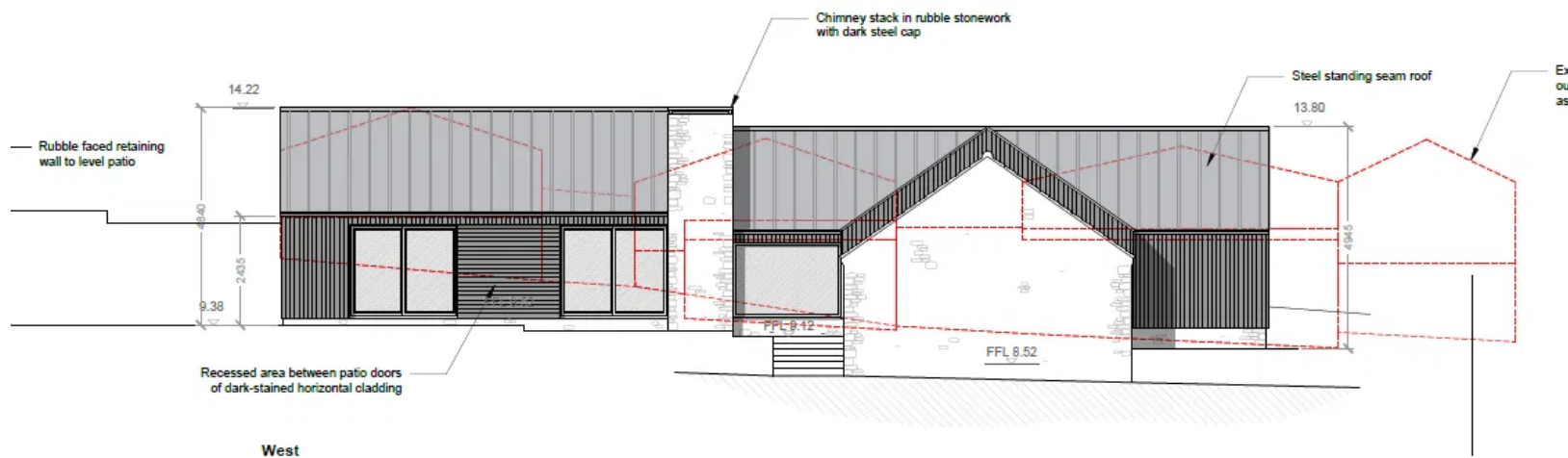




**Shiphams Road, Cheddar**  
**£475,000**







**Bedrooms: 3**

**Bathrooms: 2**

**Receptions: 2**

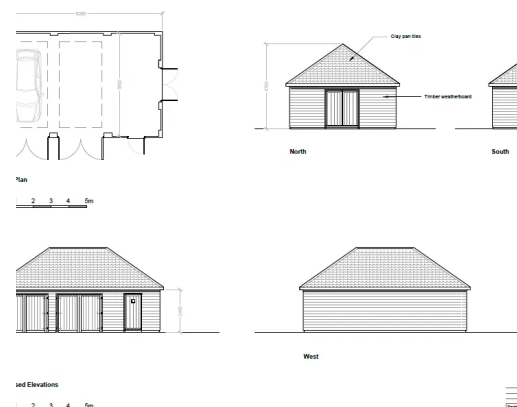
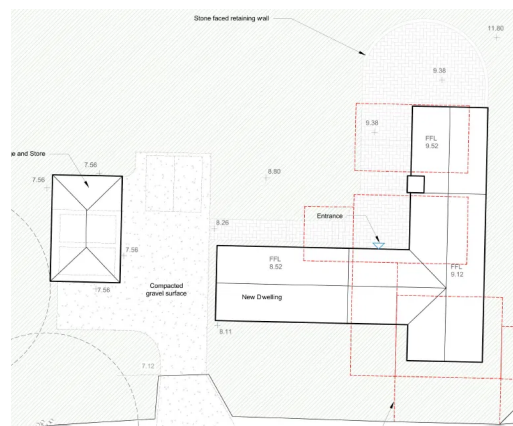
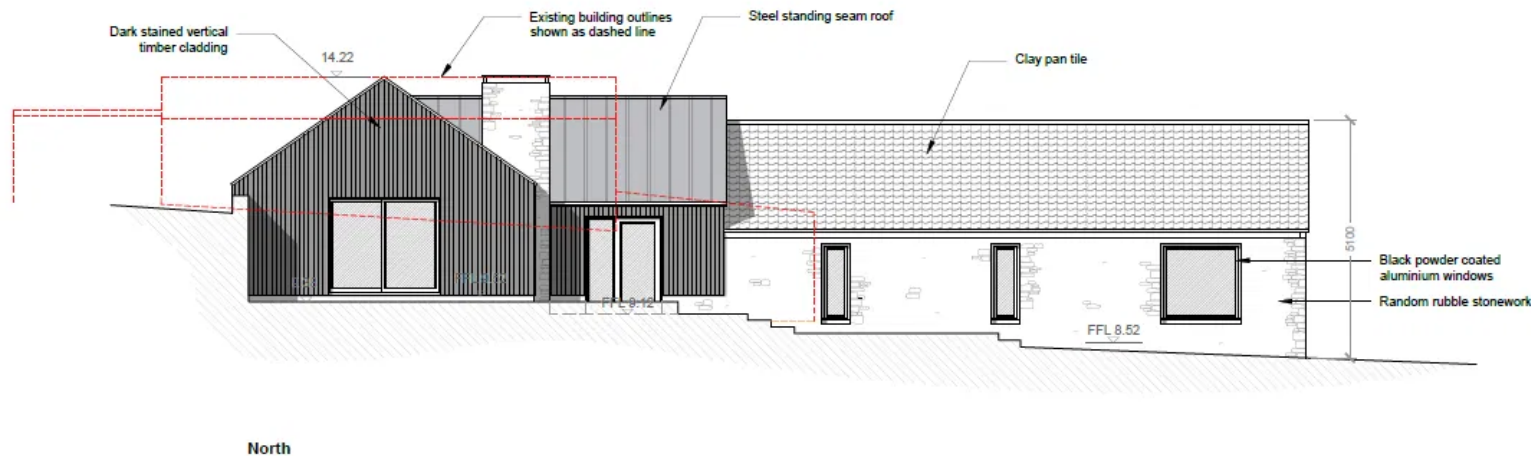
### Proposed Development Opportunity

Under the approved planning application 17/23/00093, a detached barn and a double garage are now authorised for construction on the grounds of The Barleys.

Please Note: The entrance driveway from Shipham Road is owned by the neighbouring property, with permitted access in place.

Nestled on the scenic hillside of Cheddar, The Barleys offers a rare and versatile property set within approximately 2.12 acres of gently sloping land, enjoying stunning panoramic views over open countryside and Cheddar Reservoir. This unique estate comprises a non-standard construction property with partial residential use, a collection of workshops, storage buildings, and outbuildings, and now benefits from granted planning permission (Sedgemoor 17/23/00093) for a detached barn and double garage, creating exciting development potential.

The property currently offers practical living accommodation including:



Open-plan living room and kitchen area

Two well-proportioned bedrooms

Cloakroom and shower room

Two additional storage rooms

The outbuildings are a mix of timber and block construction, providing versatile space for workshops, storage, or ancillary use. The planning consent allows for the creation of a detached barn, ideal as a workshop, home office, studio, or ancillary accommodation (subject to further consents), alongside a double garage.

Accessed via a gated gravel driveway, The Barleys combines privacy, tranquillity, and outstanding natural surroundings, while remaining within easy reach of Cheddar village amenities. The gently sloping land offers opportunities for gardens, landscaping, or equestrian use.

**Situation:** Cheddar ([www.cheddarsomerset.co.uk](http://www.cheddarsomerset.co.uk)) is a picturesque and well known village situated within the heart of Somerset and located on the edge of the Mendip Hills. The village has a lot to offer including banks, a building society, post office, a wide selection of shops, a medical centre, dental surgery and good access to Weston Hospital. Within Cheddar there is a three-tier school system where children up to the age of nine will attend the first school ([www.cheddarfirst.uk.org](http://www.cheddarfirst.uk.org)), before moving on to Fairlands Middle School ([www.fairlands.somerset.sch.uk](http://www.fairlands.somerset.sch.uk)) and on to Kings of Wessex Community School ([www.kowessex.co.uk](http://www.kowessex.co.uk)). Independent schools nearby are Sidcot, Wells Cathedral School and Millfield. The village also has a wide selection of outdoor pursuits including sailing, abseiling and rock climbing and benefits from a selection of fitness and swimming classes held at the local Kings of Wessex Leisure Centre. The closest motorway access is Junction 22 at Edithmead and the town has good access to the City of Bristol and the seaside town of Weston-super-Mare. There is further access to the motorway network at Clevedon (junction 20) and St. Georges (junction 21) and there is an international airport at Lulsgate. Famous local attractions include Cheddar Gorge, Wookey Hole Caves and Glastonbury Tor and walkers will enjoy the trek up to Crook Peak.

**Directions:** As you leave Cheddar towards Shipham, continue along Wideatts Road, Station Road, into Upper New Road. At the garage at the top of Upper New Road, indicate right, signposted Shipham, continue you up the hill and the property can be found on your right hand side with a Debbie Fortune Estate Agents board at foot of the lane. What3words: ///hillside.boast.fieri

**Material Information:** This property operates on gas central heating. Council Tax band: D. EPC Rating: C.

