



Olive

ESTATE AGENTS



Tor View Sharpham Road, Cheddar, BS27 3DR £625,000

*** BEAUTIFULLY PRESENTED 1930'S DETACHED HOME *** LARGE PLOT WITH AN INCREDIBLE SOUTH FACING REAR GARDEN *** ORIGINAL FEATURES *** SNUG/OFFICE *** KITCHEN WITH ORANGERY *** UTILITY *** DOWNSTAIRS CLOAKROOM *** MAIN BEDROOM WITH DRESSING ROOM AND EN SUITE *** THREE FURTHER BEDROOMS *** FAMILY BATHROOM *** ATTACHED TWO STOREY CONVERTED GARAGE WITH POTENTIAL TO CONVERT TO AN ANNEXE *** OFF STREET PARKING FOR SEVERAL VEHICLES *** CARPORT/WORKSHOP AREA *** QUIET LOCATION, YET WALKING DISTANCE TO THE CENTRE OF CHEDDAR *** ON THE DOORSTEP TO FABULOUS LOCAL WALKS *** EPC TO BE CONFIRMED *** COUNCIL TAX BAND E *** FREEHOLD ***

This charming 'back to front' detached house is perfectly situated in a quiet location with wonderful walks right on your doorstep. This lovely home features a beautiful, well established south facing garden perfect for gardening enthusiasts and nature lovers. The property had a two storey extension added in 2000 and an elegant Orangery added in 2013 to connect the indoors with the garden. There is an attached two storey converted garage with a garage door facade still in place, which subject to planning could be converted to an annexe.

Entrance Porch

Access to the property is via a bespoke, locally hand crafted wooden door straight into the porch. The porch has tiled flooring, ceiling light, door to the potential annexe and solid original wooden door with stained glass window to the hallway



Entrance Hall

Has tiled flooring, ceiling light, radiator, built in cupboard and shelving, original picture rail, doors to the snug/study, kitchen/orangery, the main sitting and a large under stairs storage cupboard.



Kitchen

16'6" max x 13'4" max (5.03m max x 4.06m max)

This is a side aspect room with UPVC double glazed window, glass block internal window to the utility room, ceiling spotlights, engineered oak wood flooring, radiator, door to the utility area, fitted with a range of units with a solid wooden worktop, tall larder/pantry

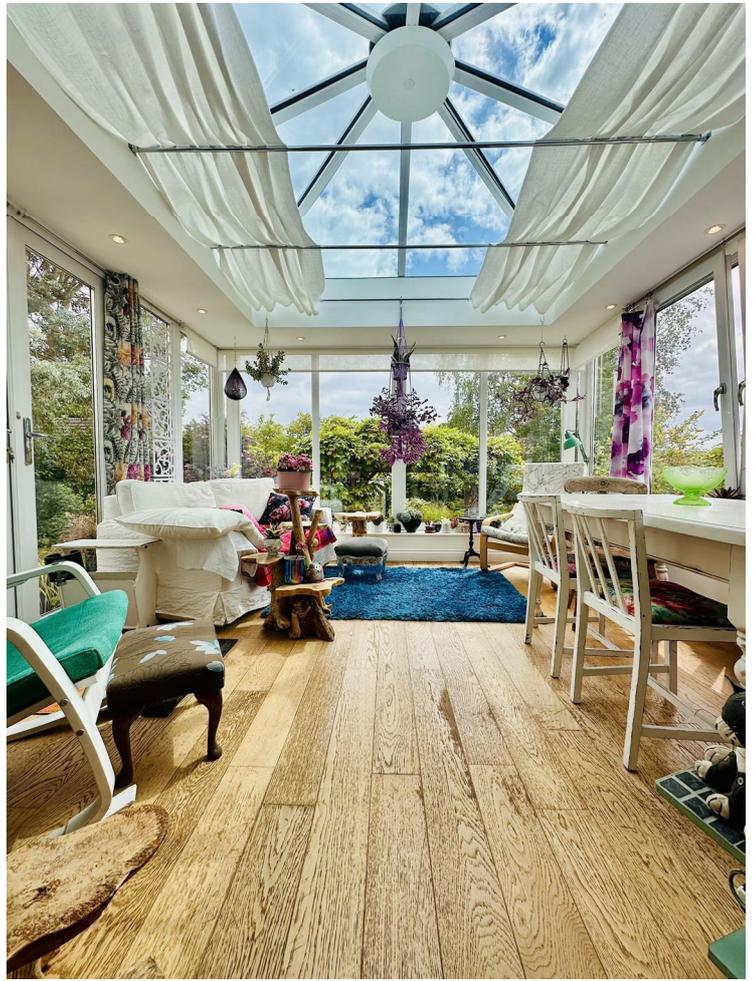
complete with shelving, a white Butler sink with a mixer tap, space for a large range size cooker (gas or electric) with extractor hood above, space for a fridge freezer, space and plumbing for a dishwasher, built in pantry unit, recessed LED lights. There is a central island which has wooden worktop and built in cupboards and drawers with shelves and space for seating two people. There is a bespoke room divider with glazed side panels and fold back doors to the Orangery room.



Orangery

12'x 11'9" (3.66m x 3.58m)

A fabulous room offering raised views of the garden featuring a lantern style roof with ceiling surround and inset spotlights, engineered oak flooring, French doors to the garden, radiator. This room could easily house a dining table and chairs.



Cloakroom

A front aspect room with an obscure UPVC double glazed window, ceiling light, tiled flooring, low level WC, wash hand basin.



Utility Room

A front and side aspect room with a UPVC double glazed window and a UPVC door with inset glazed panels to the garden, engineered oak flooring, ceiling spotlights, space and plumbing for a washing machine, extractor fan and door to the downstairs cloakroom. This room houses the gas combination boiler.



Sitting Room

14' x 12'1" (4.27m x 3.68m)

A rear aspect room with French doors to the garden, solid pine wood flooring, picture rail, inset cast iron wood burning stove, built in shelves and cupboards to one side of the fire.



Snug/Office

12'2" x 12' (3.71m x 3.66m)

A rear and side aspect room with UPVC double glazed windows, solid pine wood flooring, ceiling light, radiator, picture rail, open fireplace with slate flooring, door to a second hallway.



Main Bedroom
14,2" x 13'2" (4.27m,0.61m x 4.01m)

A rear aspect room with a UPVC double glazed window, ceiling light, radiator, opening to a dressing room and door to an en suite bathroom.



Inner Hallway

Has stripped and solid pine wood flooring, ceiling light, radiator, side aspect UPVC double glazed window, original wooden door with inset obscure glass panes to the rear garden, stairs to the first floor landing with an understairs storage cupboard.



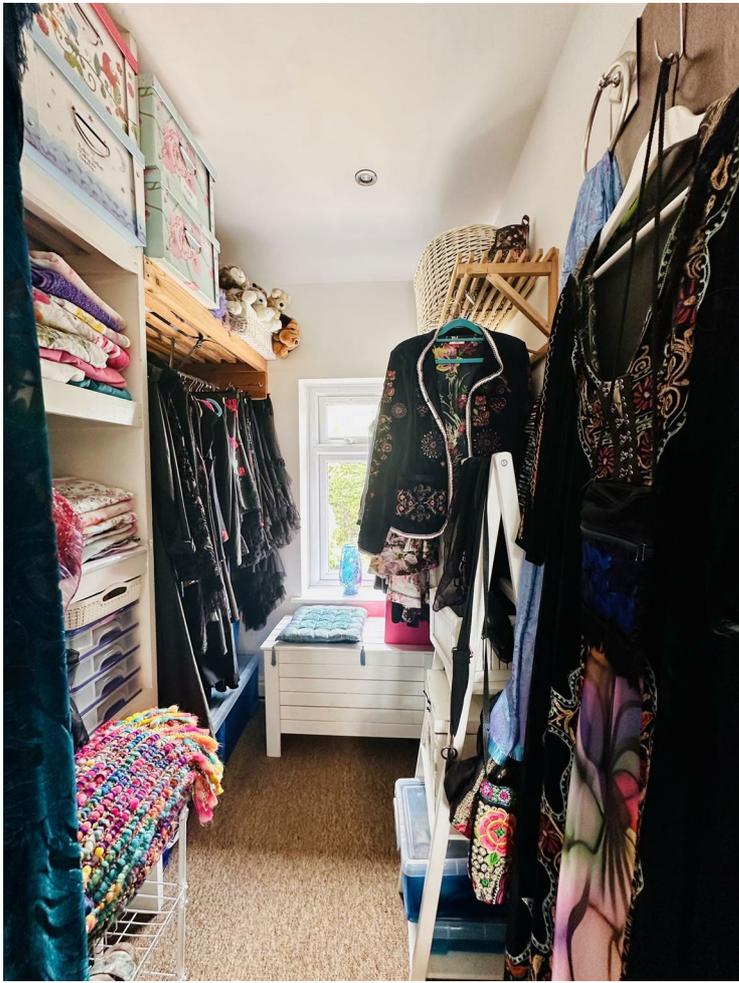
En-Suite and Dressing Room

The dressing room is a front aspect room with a UPVC double glazed window, ceiling spotlights, built in shelves and hanging rail.

The en suite bathroom is a Front aspect room with an obscure UPVC double glazed window, ceiling spotlights, solid pine wood flooring, ladder style stainless steel radiator, fully tiled corner shower cubicle, WC and large pedestal wash hand basin.

Landing

At the top of the landing there are ceiling spotlights, loft hatch giving access to the roof space, original picture rail, doors to all bedrooms, and the family bathroom.



Bedroom Two
12'1" x 11'1" (3.68m x 3.38m)

With UPVC double glazed windows to the rear and side, picture rail, ceiling light, original Victorian cast iron fireplace, radiator.



Bedroom Three
11'4" x 7'11" (3.45m x 2.41m)

With UPVC double glazed window, ceiling light, picture rail, under eaves storage with sloping ceiling and low level diamond UPVC double glazed window, radiator.





Bedroom Four/Study

9'1" max x 7'6" (2.77m max x 2.29m)

With UPVC double glazed window, picture rail, ceiling light, radiator, built in cupboard and shelves.



Attached Two Storey Former Garage

This former garage has been partially converted to offer additional living space that comprises of a ground floor room, stairs to an additional upstairs room and a shower room. It could be converted to an annexe subject to the necessary consents.



Family Bathroom

8'7" x 5'6" (2.62m x 1.68m)

With UPVC double glazed window, ceiling spotlights, stripped and solid pine wood flooring, radiator, suite comprising of a panel enclosed bath with Victorian style taps and a mains shower to one end, low level WC, pedestal wash hand basin.



Rear Garden

This beautiful south facing garden is a gardeners delight! It is an abundance of well established plants, shrubs, trees, herbs and vegetables. There is a large shingle stone area which sweeps round to one side of the property. There are steps taking you down to the bottom section which has a lawn area and a central flower, shrub and tree bed. There is also a central path running through the lawn and a pergola with a beautiful Wisteria over. The path takes you to the very rear where

again you will find a greenhouse. There are raised borders and vegetable beds. There is a composting section in the corner. To the other side of the house there is a picket style gate and pergola giving access to the main driveway. Viewing of well designed and wonderful, tranquil garden is highly advised.

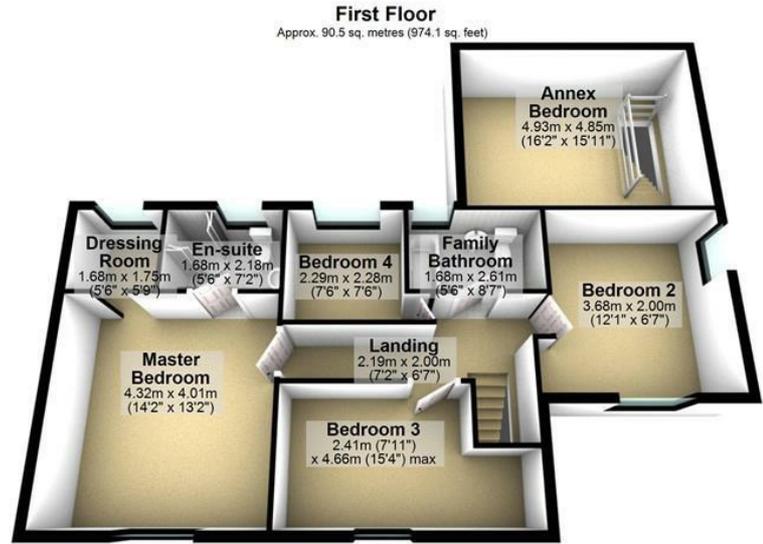




To The Front of The Property

There are secure double wooden gates to the main driveway which is shingle stone and has parking for several vehicles. There are flower shrub and tree borders, outdoor tap, outdoor lighting. There is an original stone carport/workshop with parking for one vehicle and has both lighting and power. To the side of this is a storage area.





Total area: approx. 199.5 sq. metres (2146.9 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			
England & Wales	EU Directive 2002/91/EC		

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			
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