



# Olive

ESTATE AGENTS



## 3 The Lippiatt, Cheddar, Somerset BS27 3QP £350,000

\*\*\* STUNNING RENOVATED DETACHED COTTAGE NESTLED INTO THE SIDE OF CHEDDAR GORGE, ALONG THE LIPPIATT, A STONES THROW FROM ALL THE HUSTLE & BUSTLE \*\*\* TWO DOUBLE BEDROOMS \*\*\* TWO BATHROOMS \*\*\* LIVING & DINING / FAMILY ROOM \*\*\* KITCHEN \*\*\* UTILITY ROOM \*\*\* TWO GARDEN AREAS \*\*\* GREAT DRIVEWAY WITH OFF STREET PARKING FOR 3 CARS \*\*\* OUTBUILDING RIPE FOR CONVERSION (SUBJECT TO THE NECESSARY CONSENTS) \*\*\* NO ONWARD CHAIN COMPLICATIONS \*\*\* AMPLE SPACE FOR A LARGE CAR-PORT OF GARAGE TO BE BUILT (SUBJECT TO THE NECESSARY CONSENTS) \*\*\* EPC D \*\*\* COUNCIL TAX BAND C \*\*\* FREEHOLD \*\*\*

### Entrance

Access to the property is via a composite door with an inset obscure small glazed panel, leading straight into the lounge/diner.

### Living / Dining & Family Room

19'8" x 15'1" (5.99m x 4.60m)

A front aspect room with two UPVC double glazed windows overlooking the front, one of which features a seating area underneath, with four wall lights, wood effect laminate flooring, television point, telephone point, and radiator, as well as a feature cast iron wood burning stove sat on a tiled hearth with a wooden plinth over. The lounge/diner also features plenty of space for a dining table and chairs, and doors providing access to the kitchen and utility room, as well as stairs leading to first floor landing with understairs storage cupboard.



it, and a large wooden Velux window letting in plenty of light, with tiled flooring, wall light, and radiator. The utility features a built in slimline dishwasher and space for 1 further appliance with a square edge work surface over and tiled splashbacks, as well as a wall mounted cupboard with a wall mounted gas combination boiler beside it.



### Kitchen

9'10" x 7'9" (3.00m x 2.36m)

A triple aspect room with three UPVC double glazed windows, ceiling light with four rotating spotlights, tiled flooring, and radiator. The kitchen has been fitted with a range of handmade base and eye level units with a square edge work surface over, with an oven with a four ring induction hob over, a built in drinks cabinet, 1 ½ bowl stainless steel sink with mixer tap over, and space for fridge/freezer.



### Shower Room

A fully tiled side aspect room with an obscure UPVC double glazed window, wooden Velux window, ceiling spotlights, extractor fan, waterproof wood effect laminate flooring, and a wall mounted stainless steel ladder style radiator. Suite comprising wash hand basin with a range of vanity cupboards and drawers underneath, low level WC, and a step in corner shower cubicle housing a mains shower system with a large rain style hood and handheld shower attachment.



### Family Bathroom

7'10" x 7'4" (2.39m x 2.24m)

A front aspect room with an obscure UPVC double glazed window, ceiling light, ceiling fan, waterproof wood effect laminate wooden flooring, and a Victorian style radiator. Suite comprising pedestal wash hand basin with mixer tap and tiled splashbacks, low level WC, and a panel enclosed bath housing a mains shower system with a half shower glass screen, as well as a built in ceiling rain shower hood. The family bathroom also features built in shelving.

### Utility

A side aspect room with a UPVC half glazed door leading out to a terrace, with a UPVC window besides



**Bedroom One**  
**10'11" x 10'11" (3.33m x 3.33m)**

A front aspect room with a UPVC double glazed window, ceiling light, radiator, and loft hatch giving access to the roof space.



is a fully decked area offering plenty of space for garden furniture, enclosed by a picket style fence, and offering lovely views over Cheddar. From here even more wooden steps take you to a second terrace offering a smaller decking area again enclosed by a picket style fence, which in turn offer steps to a shingle stone large terrace area enclosed by a picket style fence and original stone wall to the rear, featuring an original stone store shed and additional steps leading to each terrace and the driveway. The final terrace offers the most amazing views over Cheddar and to the Mendips, with plenty of space for outdoor furniture.



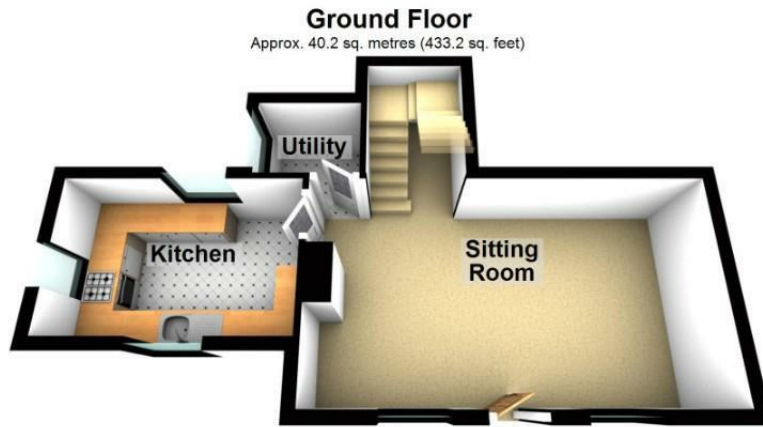
**Bedroom Two**  
**11'1" x 7'10" (3.38m x 2.39m)**

A front aspect room with a UPVC double glazed window, ceiling light, and radiator.



**Outside**

To the front of the property you will find a shingle stone driveway providing off street parking for two/three vehicles, with an outdoor tap and lighting. Steps provide access to the front of the property, which is enclosed by a picket style fence and gate, and lead round to the side of the property. Further steps from the driveway lead to a patio area, where you will find a storage cupboard and gate to a storage area perfect for garden furniture, which in turn leads to additional steps providing access to the first terrace. The first terrace



Total area: approx. 73.6 sq. metres (792.1 sq. feet)

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