



# Olive

ESTATE AGENTS



## Spring Cottage Venns Gate, Cheddar, BS27 3LW £1,250,000

\*\*\* WHAT A SPECTACULAR OPPORTUNITY \*\*\* ALMOST 6,000 SQ/FT OF PROPERTY AND BUILDINGS \*\*\*  
TWO HOLIDAY COTTAGES WITH A POTENTIAL YIELD OF AROUND £50,000+ P/A \*\*\* POTENTIAL BUILDING  
PLOT IN THE GROUNDS \*\*\* BUILDINGS RIPE FOR CONVERSION (SUBJECT TO THE NECESSARY PLANNING  
CONSENTS) \*\*\* RECENT 57FT LIVING / FAMILY ROOM ACROSS THE BACK \*\*\* KITCHEN / BREAKFAST  
ROOM \*\*\* UTILITY ROOM \*\*\* CLOAKROOM \*\*\* FORMAL LIVING ROOM \*\*\* FORMAL DINING ROOM \*\*\*  
FOUR BEDROOMS & TWO BATHROOMS \*\*\* AMAZING GARDENS \*\*\*

### Side Vestibule

Access through a side aspect obscure composite door, ceiling spotlights, laminate wooden flooring, cloak hanging space, with some beautiful built in cloaks/storage cupboard and wine racks, there is an original stain glass door leading down into the main entrance hallway, further doors to the kitchen, Utility, formal dining, and cloakroom. Front aspect UPVC double glazed windows, ceiling spotlights, exposed ceiling beams, loft hatch, radiator, flagstone style flooring.



### Formal Dining Room

A rear aspect room with glazed double doors leading into the huge living / family room, with ceiling spotlights, radiator and a feature stone fireplace with a floor standing log burner.



### Cloakroom

A front aspect room with an obscure UPVC double glazed window, ceiling spotlights, flagstone style flooring, part tiled walls, low level WC, wash hand basin, chrome heated towel rail.



### Utility Room

A side aspect room with a UPVC double glazed window, ceiling light, feature glazed window through to the kitchen, tiled flooring. Fitted with a range of base and eye level units with granite effect square edge work surfaces, one bowls sink, space and plumbing for two washing machines, tumble dryer, tall fridge freezer and a wall mounted valiant gas fired boiler system.



### Kitchen/Breakfast Room

An amazing sized farm house style kitchen, with glazed double doors leading down into the living/family extension, further original wooden glazed door into the main formal living room. Kitchen has been fitted with a comprehensive range of base and eye level units with granite effect rolled edge work surfaces, huge central detached island, with further units and breakfast bar for at least six to seven people, lovely feature original inglenook fireplace with built in stoves, four oven and seven gas ring hob, ceramic sink, integrated dishwasher, chrome heated towel rail, splashbacks.



### Lounge/Dining/Family Room

A truly spectacular space and recent addition to the property, having been finished in the last few months, with four large solar glass roof lights, huge range of spotlighting, Kardean wood effect flooring throughout, two sets of bi-folding doors and a main central rear door with matching side panels, side aspect UPVC double glazed windows, glazed double doors into the kitchen, dining room and another glazed door into the living room. Space for additional living and dining furniture.



### Sitting Room

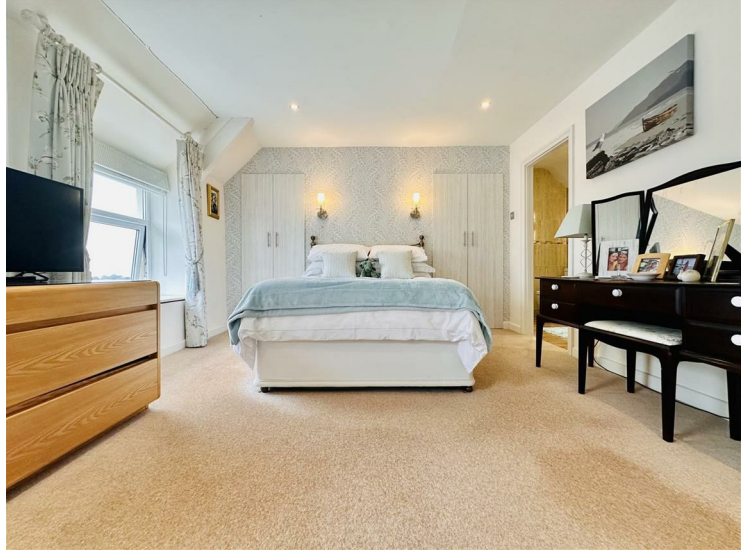
A lovely front to back room with UPVC double glazed windows, and glazed wooden door leading out to the living/family extension, stairs leading to first floor landing, feature original radiator, a lovely original inglenook fireplace with two side stands, flagstone hearth, multi fuel burner, a large wooden beam over.





**Main Bedroom**

Rear aspect room with UPVC double glazed window, providing fabulous views across Nyland, ceiling spotlights, feature vertical radiator, built in full height and full width luxury wardrobes, two further wardrobes at opposite end, two wall lights, opening into en-suite shower room.



**En-Suite**



**Bedroom Two**

**Landing**

Ceiling spotlights, exposed original ceiling beams, built in storage, built in bookcase, radiator.



**Bedroom Three**



Bedroom Four



Gardens

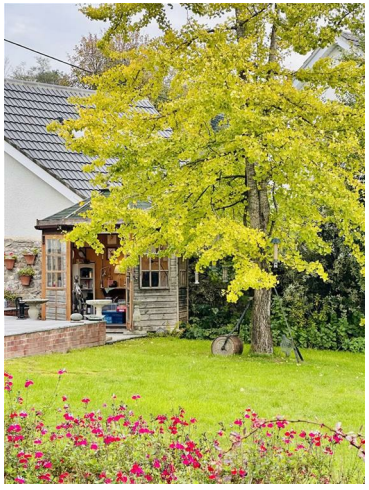


Family Bathroom One



Family Bathroom Two





### Large Barn



### Apple Blossom Cottage Lounge

Entrance accessed via a leaded UPVC double glazed door, into the main open plan living/kitchen areas, side aspect UPVC double glazed windows, two ceiling light features, part carpet, part tiled flooring, electric night storage heating, stairs leading to first floor landing, separate floor standing living flame effect electric convector fire.



### Kitchen/Diner

The Kitchen/Dining area has a front aspect UPVC double glazed window, ample space dining table and chairs, fitted with a range of base and eye level units, granite effect square edge work surfaces, integrated oven with four ring hob, extractor fan over, space for a fridge freezer, space and plumbing for a washing machine, and a stainless steel one and half bowl sink, tiled splashbacks.



### Cottages

### Bedroom

Side and rear aspect room with UPVC double glazed windows, ceiling light, storage heater.



### Bathroom

A side aspect room with a wooden double glazed Velux style roof light, ceiling spotlights, extractor fan, shower screen and electric shower system over, wash hand basin, low level WC.

### Kitchen/Diner

Accessed through a leaded UPVC double glazed door, with side to side aspect UPVC double glazed windows, a range of ceiling lights, part tiled and part carpet flooring, stairs leading to first floor landing and glass door leading into living room. Ample space for large dining table and chairs, two electric storage heaters. Kitchen has been fitted with a range of base and eye level units with granite effect rolled edge work surfaces, inset double oven with four ring induction hob and extractor hood over, space and plumbing for dishwasher, washing machine, fridge freezer, one and half bowl sink, tiled splashbacks.



### Cherry Tree Cottage Lounge

Lovely light and airy sizeable family space with a side aspect UPVC double glazed door, side and rear aspect double glazed windows, two ceiling lights, two electric storage heaters, little faux fire place. Second staircase leading to second first floor landing area.



### Bedroom One

Side to side and rear aspect UPVC double glazed windows, ceiling light, loft hatch, fabulous built in wardrobes, heater, door to the en-suite bathroom.



### Bathroom

Side aspect room with a wooden double glazed Velux style roof light, ceiling spotlights, extractor fan, electric heated towel rail, low level wc, wash hand basin, panel enclosed bath with tiled walls, electric shower system over.



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### Outside

There is a huge driveway in with off street parking for at least 10 cars, there is a sizeable carport with power and lighting, a cosy office again with power and lighting, and a wonderful outbuilding / storage building, again with power and lighting. This barn is approximately 42ft x 18th.

There are various beautifully maintained garden areas with a little summer house, a shed and with a range of flower and shrub beds and borders throughout.

The back garden area has previously had plans drawn up for a property to be built, so subject to the necessary planning consents, you could possibly build at the bottom.

Arguably the main selling point of the property is the huge terrace along the back of the new extension, what a beautiful place to enjoy outdoor living, eating, BBQ's and obviously, just sitting with a drink and admiring all that your beautiful garden has to offer!

### Bedroom Two

Side aspect UPVC double glazed windows, wooden double glazed roof light to the other side, ceiling light, loft hatch giving access to roof space, built in wardrobes, doors to en-suite bathroom.





Total area: approx. 364.5 sq. metres (3923.6 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		

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