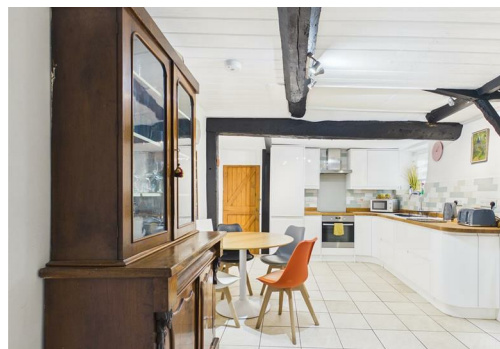




# Olive

ESTATE AGENTS



## The Nook Twitchens Lane, Cheddar, Somerset BS27 3TJ Offers over £350,000

\*\*\* BEAUTIFUL THREE BEDROOM COTTAGE \*\*\* PLENTY OF CHARM AND ORIGINAL FEATURES \*\*\* COMPLETELY RENOVATED THROUGHOUT TO A HIGH STANDARD, RE-WIRED AND WITH GAS CENTRAL HEATING \*\*\* EN SUITE TO MAIN BEDROOM \*\*\* KITCHEN \*\*\* MAIN SITING ROOM \*\*\* SECOND SITTING ROOM \*\*\* FAMILY BATHROOM \*\*\* TWO COURTYARD AREAS \*\*\* LOCAL OUTSTANDING SCHOOLS \*\*\* DESIRABLE AND QUIET VILLAGE LOCATION \*\*\* SEPARATE GARAGE AND PARKING SPACE (currently rented from Mendip Council) WHICH COULD BE MADE AVAILABLE \*\*\* EPC TO BE CONFIRMED \*\*\* COUNCIL TAX BAND D \*\*\* FREEHOLD \*\*\*

### Entrance

Entrance to the property is via a hardwood door with an inset glass panel which leads straight into the Kitchen/Diner.

### Sitting Room

11'06 x 9'04 (3.51m x 2.84m)

A rear aspect room with hardwood double glazed window with wooden beam over, a wooden double glazed stable door leading to the main rear courtyard. Featuring a fabulous large original open stone fireplace housing a cast iron wood burning stove sat on a stone hearth, original wooden beams, radiator, three spotlights, television point.



### Kitchen/Diner

15'0 x 11'02 (4.57m x 3.40m)

The kitchen is a front aspect room with a hardwood double glazed window, tiled flooring, seven ceiling spotlights, radiator, the kitchen has been fitted with a range of base and eye level units with a wooden square edge work surface over, one and half bowl sink with mixer tap over, induction four ring hob with extractor fan above, and oven below, integrated fridge/freezer, space for dining table and chairs, doors leading to the lounge, second sitting/dining room and downstairs WC.



### Courtyard Front

A patio area which is perfect for outside seating with a low level stone wall around, iron pedestrian gate for access to the road. The courtyard gets the afternoon sun.



### Cloakroom

Tiled flooring, ceiling light, low level WC, wash hand basin with a range of vanity cupboards.



**Dining Room/Second Sitting Room**  
**16'07 x 10'01 (5.05m x 3.07m)**

A rear aspect room with hardwood double glazed windows featuring window seat underneath, original wooden beams, under-stairs storage, stairs leading to first floor landing, wooden double glazed stable door leading to a second rear courtyard, six spotlights, feature original cast iron with original adjacent oven fireplace sat on a tiled hearth.

**Master Bedroom**  
**12'04 x 11'11 (3.76m x 3.63m)**

Is a dual aspect room with hardwood double glazed windows, original ceiling beams, six spotlights, radiator, television point, door leading into the En-suite.

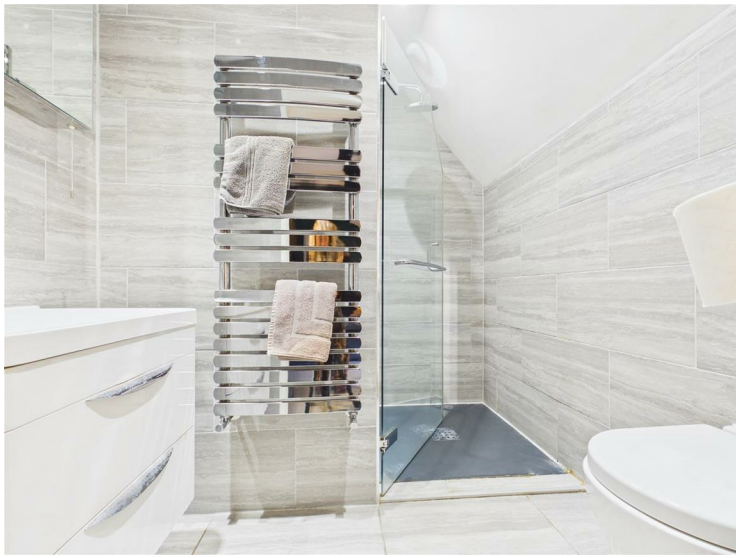


**Rear Courtyard**

Enclosed by stone walling, patio area perfect for seating. This courtyard gets the morning sun.

**En-Suite**

A fully tiled room with tiled flooring, wash hand basin, enclosed shower with glass screen housing a main shower system, low level WC, extractor fan.

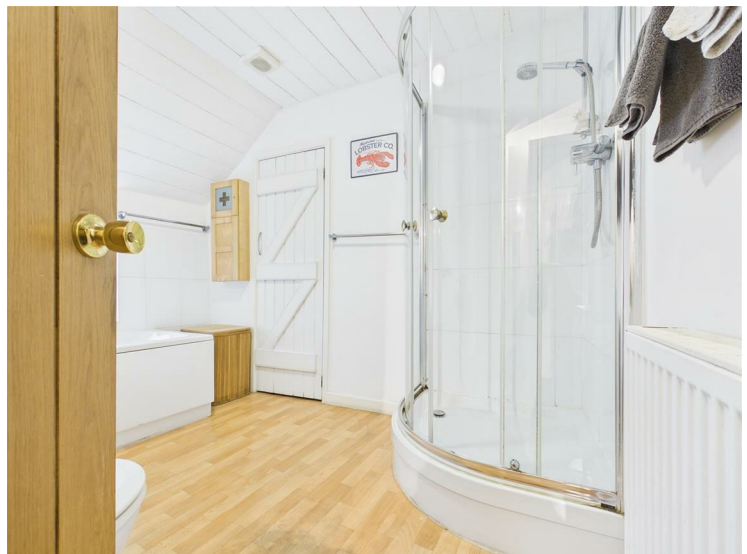


**Family Bathroom**  
**9'08 x 7'06 (2.95m x 2.29m)**

Wood effect laminate flooring, radiator, towel rail, low level WC, wash hand basin, to the side is a bath with hot and cold taps to one end, a corner shower cubicle with glass screen housing mains shower system, a wooden door into a storage cupboard which currently houses the washing machine and tumble dryer and has shelving.

**Bedroom Two**  
**11'04 x 9'06 (3.45m x 2.90m)**

Is a rear aspect room with hardwood double glazed window, original ceiling beams, three spotlights, radiator.



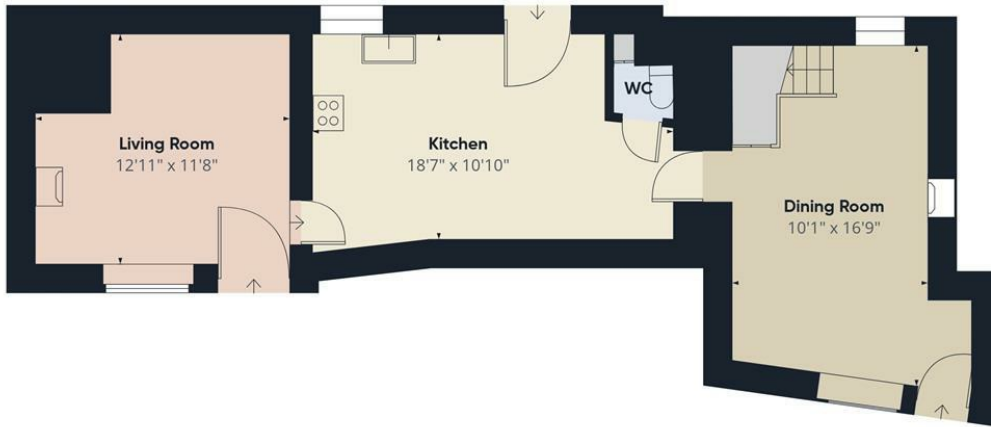
**Utility Cupboard**



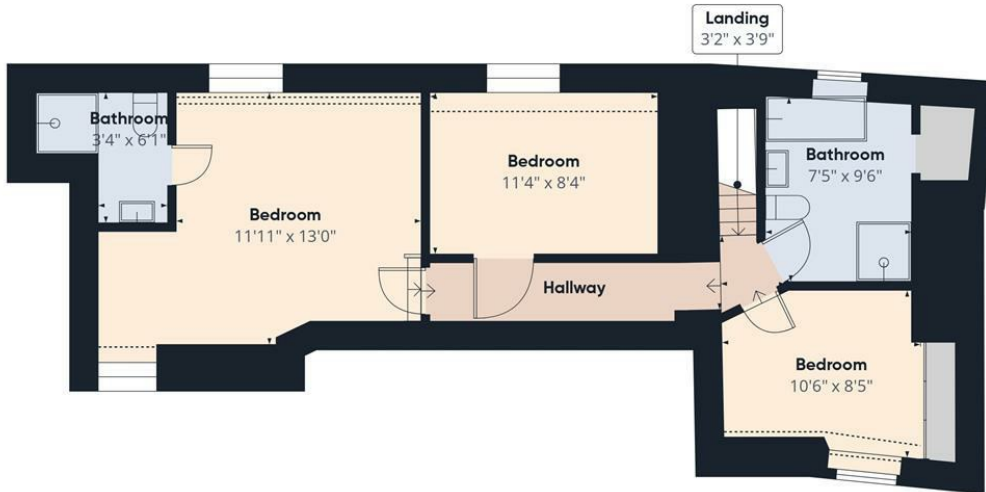
**Bedroom Three**  
**10'05 x 7'07 (3.18m x 2.31m)**

A rear aspect room with a hardwood double glazed window, built in wardrobe, ceiling light, radiator.





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1046 ft<sup>2</sup>  
Reduced headroom  
27 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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