



## Chelynych Cathay Lane, Cheddar, BS27 3HB

**£475,000**

WHAT A FABULOUS OPPORTUNITY \*\*\* THREE BEDROOM DETACHED BUNGALOW \*\*\* ATTACHED BARN WITHIN THE GROUNDS \*\*\* KITCHEN/DINER \*\*\* LIVING ROOM \*\*\* THREE DOUBLE BEDROOMS \*\*\* BATHROOM \*\*\* SEPERATE TOILET \*\*\* IN NEED OF MODERNISING \*\*\* GOOD SIZE PLOT \*\*\* QUIET LOCATION \*\*\* EPC TO BE CONFIRMED \*\*\* COUNCIL TAX BAND D \*\*\* FREEHOLD \*\*\*\*

Coming to the market for the first time since it was built is this detached home in the very desirable Cathay Lane in central Cheddar. There are three bedrooms, front and rear gardens, large attached barn within the front garden which is ripe for conversion, and all just a short walk from local amenities. The property would benefit from updating to release its full potential, but is set in the most wonderful location with huge opportunity.



### Entrance Hall

Access to the property is via a UPVC glazed door with inset glazed panel leading into the hallway, ceiling light, radiator, doors to the living room, Kitchen/breakfast room, storage cupboard and the inner hallway.



### Bathroom

A side aspect room with a UPVC double glazed window, ceiling light, radiator, panel enclosed bath, wash hand basin.



### Sitting Room

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



### Kitchen/Dining Room

Is a front and side aspect room with UPVC double glazed windows, two ceiling lights, radiator, doors to two pantry cupboards, fitted with base cupboards with square edge work top over, space for a cooker, one bowl stainless steel central sink, plenty of space for dining room table and chairs, space for a tall fridge freezer, door to inner hallway.



### Cloakroom

A side aspect room with a UPVC double glazed window, ceiling light, low level WC.



### Inner Hallway

Ceiling strip light, side aspect UPVC double glazed window, UPVC double glazed door to the garden, doors to bedroom one, glazed door back to the hallway.



### Bedroom One

A side aspect room with UPVC double glazed window, ceiling light, radiator.



Rear Lobby

### Bedroom Two

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



Gardens

### Bedroom Three

A rear and side aspect room with UPVC double glazed window, ceiling light, radiator, built in wardrobes.



### Front

Iron gates leading to the driveway and front garden, provides parking for up to three cars, more could be



created. Lawn area, flower shrub and tree beds, central path to the front door. Within the front garden is a detached two storey barn. The garden sweeps on round to the rear, on the way is flower beds and lawn.



### Rear/Side

Enclosed to all sides original wall and fence panels, lawn area, to the other side is two green houses also with additional lawn area with tree and shrub borders, outdoor tap.



### Barn

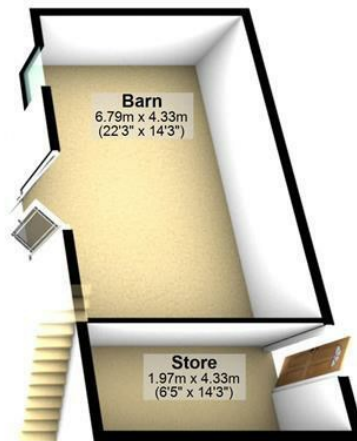
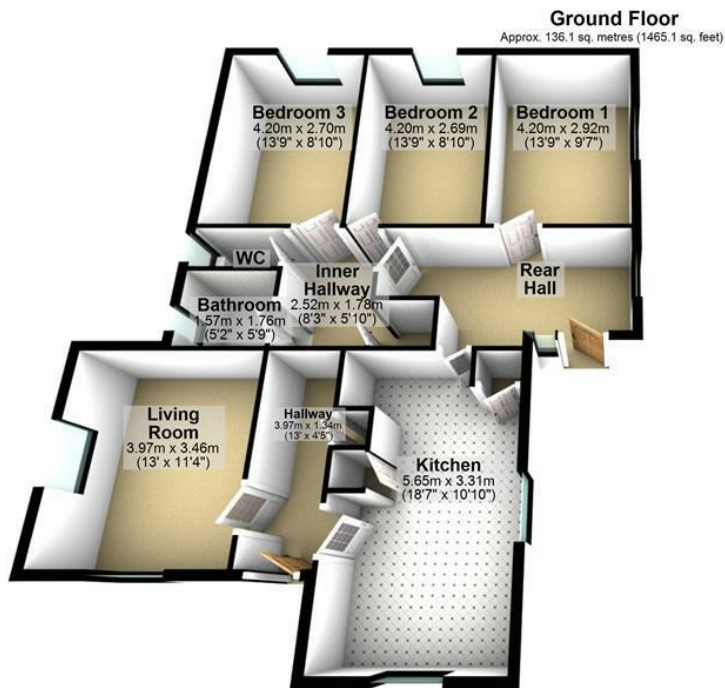
A two-storey construction which dates back circa 1800's, this barn can be used as a garage or could be converted (with the necessary planning consents), has two sets of double wooden doors for ground floor, and wooden door access on second floor.

### Drone









Total area: approx. 174.5 sq. metres (1878.1 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 |           |