



The Barrows, Cheddar
£650,000



debbie fortune

ESTATE AGENTS

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Bedrooms: 4

Bathrooms: 2

Receptions: 4

Set in a lovely discrete position off The Barrows in Cheddar, Rowberrow House is an attractive bay-fronted family home with a versatile footprint and a wonderful rear garden. The property is approached via a private driveway that continues past the house to a generous double garage to the rear. To the front of the house there is a pretty front garden with an established beech hedge and central flower bed with a footpath that leads to the entrance door.

On entering the property the abundant character of the home is immediately apparent, with polished wooden floor boards, picture rails, dado rails and ornate ceiling mouldings. To the left of the hallway lies the bay-fronted sitting room which enjoys a lovely dual aspect and features a stunning feature fireplace. To the rear of the sitting room is a further reception room which in the past has been utilised as a fourth bedroom but would make a fantastic home office/study. To the opposite side of the hallway is a delightful dining room with polished wooden floorboards and dual aspect windows; character features continue in the form of another handsome fireplace and a dado rail, from the dining room internal French doors continue into the smart modern kitchen which has been updated in recent years.



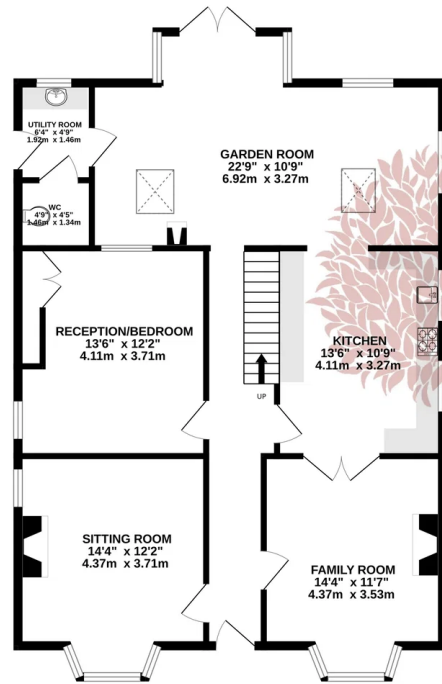
The kitchen is well fitted, with a range of light beech-coloured units complemented by a contrasting grey countertop and a ceramic tiled splashback, and there is provision for a cooker and an upright fridge/freezer, with excellent full-height larder units and plenty of food preparation space. There is a door linking to the entrance hallway and a delightful brick-faced open arch that leads you into the impressive garden/family room.

Spanning nearly the entire width of the house, the garden/family room is a superb addition to the original footprint of the house. With a plethora of windows looking out onto the south facing garden, this delightful room is very much the heart of the house and gathering point for the family. There is plenty of room for a large family sized dining table, soft seating area and even a little study area, all warmed by a well-positioned cast iron multifuel burning stove. To one side of the garden room there is access to a handy ground floor cloakroom and utility room with provision for white goods.

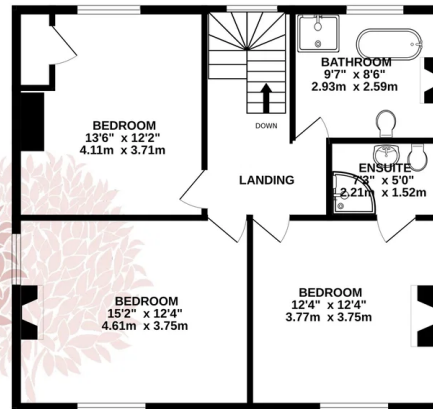
Moving onto the first floor you will find three double bedrooms and the family bathroom, all accessed from the light and airy landing area. To the front are two good sized dual aspect bedrooms (one of which benefits from an en-suite shower room) which enjoy views over the rooftops of the village houses towards the Mendip Hills, whilst the remaining double bedroom lies to the rear of the house and enjoys a southerly aspect over the delightful rear garden. Completing the internal accommodation is the luxurious family bathroom, generous in size, it features a stand-alone claw foot bath, separate shower cubicle and quality white sanitaryware; a pretty fireplace adds extra charm and the south facing window, glorious natural light.



GROUND FLOOR
1037 sq.ft. (96.3 sq.m.) approx.



1ST FLOOR
688 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA: 1725 sq.ft. (160.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Outside, the garden is truly delightful and a real asset to the property. Stretching nearly as far as the eye can see, a lush level lawn is interspersed by a variety of fruit trees and beautiful specimen trees. There are several attractively planted borders and rockeries, and more than enough space to create your own vegetable garden and play area. As previously mentioned there is a large double garage, lots of room for off-street parking and numerous places to put a greenhouse, storage sheds or even you own home office.

Image Disclaimer:

Some photographs have been digitally enhanced for marketing purposes, including adjustments to brightness and the removal of selected movable items and visual clutter. No structural features or permanent fixtures have been altered.

What we love about the property ... We love the wonderful blend of period character and versatile family living, with the beautiful south-facing garden/family room creating a superb heart to the home, while the generous garden, far-reaching views and excellent garaging and parking make this a truly special family property!

Directions: Proceeding into Cheddar on the Axbridge Road and passing the petrol station on your right, continue into the village onto the Barrows and Rowberrow House can be found on the right hand side where you will see a Debbie Fortune For Sale board.

Material Information: The property operates on gas central heating. Council Tax F, EPC rating D.

