



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 ***

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.

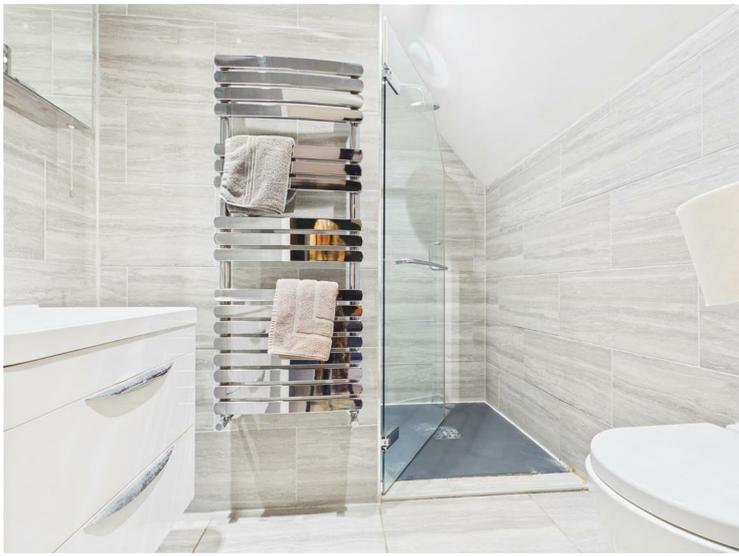


Rear Courtyard

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.



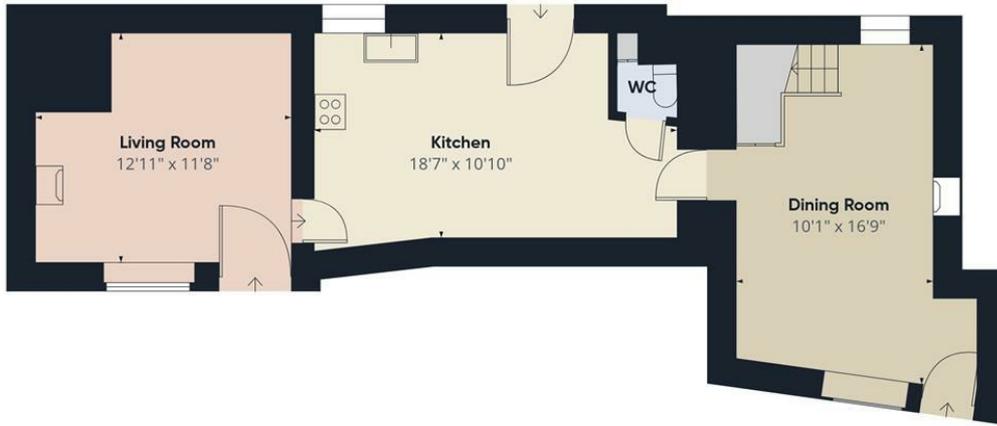
Utility Cupboard



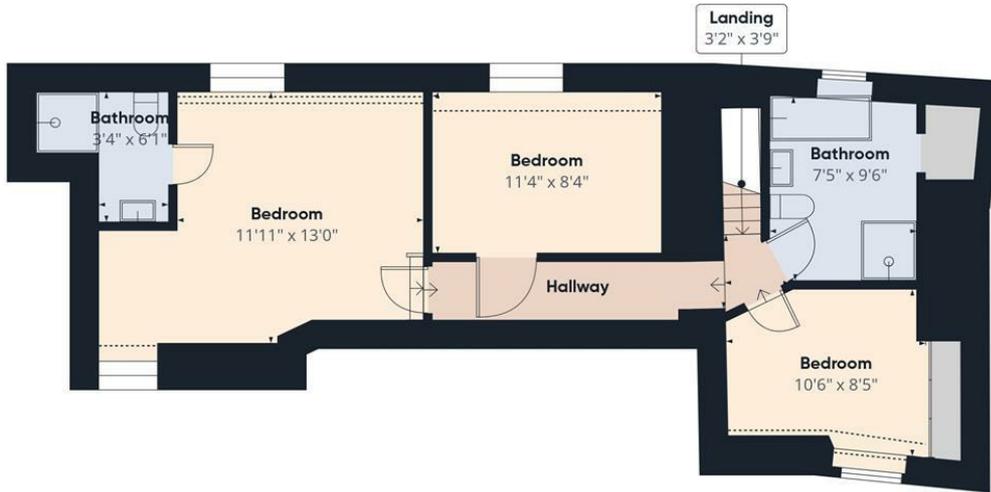
Bedroom Three
10'05 x 7'07 (3.18m x 2.31m)

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





Floor 0



Floor 1

Approximate total area⁽¹⁾
1046 ft²
Reduced headroom
27 ft²

(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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