



# Olive

ESTATE AGENTS



## Old Stables Parsons Pen, Cheddar, BS27 3RE £475,000

\*\*\* BEAUTIFUL STONE BUILT DETACHED THREE BEDROOM PROPERTY WITH DIRECT VIEW OF THE CHURCH \*\*\* IDEALLY LOCATED IN A HIGHLY DESIRABLE ROAD, RIGHT IN THE VERY HEART OF CHEDDAR \*\*\* LARGE ENTRANCE HALL \*\*\* LARGE, LIGHT AND AIRY LIVING ROOM - CURRENTLY SET UP AS A LIVING/DINING ROOM WITH DOORS OPENING TO THE CONSERVATORY \*\*\* CONSERVATORY \*\*\* KITCHEN/BREAKFAST ROOM \*\*\* DOWNSTAIRS CLOAKROOM \*\*\* UTILITY \*\*\* THREE BEDROOMS \*\*\* DRESSING ROOM/STUDY OFF THE MAIN BEDROOM - POTENTIAL FOR THIS ROOM TO BE SET AS A BEDROOM FOUR \*\*\* DELIGHTFUL WALLED, LOW MAINTENANCE REAR GARDEN \*\*\* GARAGE \*\*\* WALKING DISTANCE TO ALL SCHOOLS AND LOCAL AMENITIES \*\*\* CAR PORT \*\*\* GARAGE/WORKSHOP \*\*\* OFF STREET PARKING \*\*\* EPC D\*\*\* COUNCIL TAX BAND F \*\*\* FREEHOLD \*\*\*





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1707 ft<sup>2</sup>  
Reduced headroom  
52 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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