



Olive

ESTATE AGENTS



Milestones Barrows Road, Cheddar, Somerset BS27 3BD £560,000

*** SPECTACULAR BARN CONVERSION *** WONDERFULLY EXTENDED, UPDATED AND IMPROVED DETACHED FAMILY HOME *** LIVING ROOM WITH BI-FOLDING DOORS OUTSIDE *** LARGE KITCHEN / DINING & FAMILY ROOM WITH BI-FOLDING DOORS OUTSIDE *** UTILITY ROOM *** CLOAKROOM *** THREE BEDROOMS *** FABULOUS MASTER SUITE WITH DRESSING ROOM AND EN-SUITE SHOWER ROOM *** FAMILY BATHROOM WITH BATH AND SHOWER *** UNDER FLOOR HEATING *** BEAUTIFUL, LOW MAINTENANCE SURROUNDING GARDEN *** OFF STREET PARKING FOR AROUND 3 CARS *** PARTLY CONVERTED GARAGE WITH POWER AND LIGHTING ***

Entrance

Entrance into the main kitchen/family room is through a double glazed composite door.

Kitchen/Family Room

Featuring a range of ceiling spot lights, wood effect tiled flooring, underfloor heating, side and rear aspect UPVC double glazed windows and a front aspect almost full width double glazed bi-folding doors. The kitchen has been fitted with a range of base and eye level units with marble effect composite work surfaces, inset one and a half bowl stainless steel sink with adjacent drainer and mixer tap, integrated dishwasher, integrated fridge freezer, integrated double NEFF ovens, a detached central island with a large marble effect composite work top and breakfast bar area with seating space for at least 3 people, an integrated wine rack, a NEFF five ring induction hob with a drop down extractor fan with recessed down lighters.

The dining/family area has a fabulous L shaped built in seating area with ample space for dining table and chairs and a feature hanging light and with an opening through to the inner hallway.

Main Living Room

A lovely side aspect room with a double glazed window and double glazed bi folding doors to the terrace, solid wood flooring, radiator, a useful cupboard under the stairs and with a fabulous built in media wall incorporating TV space, soundbar space,, a built in electric convector fireplace with display shelves and cabinets either side.

Cloakroom

With ceiling spotlight, extractor fan, decorative tiled flooring, radiator, low level WC with a hidden cistern and a pedestal wash hand basin with twin taps.

Utility Room

A rear aspect room with a UPVC double glazed stable door, ceiling spotlights, wood effect tiled flooring, door to a useful understairs cupboard housing a Groundflos home booster (which is a water pressure booster). There are a range of base and eye level units, again with marble composite work surfaces, an inset ceramic Belfast sink, space and plumbing for a washing machine, space for a tumble dryer, radiator and a further door to the cloakroom.

Inner Hallway

Ceiling spotlights, doors to the living room, utility room and stairs leading to the first floor landing.

First Floor Landing

Cove ceiling, ceiling spotlights, doors to the bedrooms and the family bathroom, door to a useful airing cupboard.

Master Suite

A spectacular suite incorporating bedroom, dressing room and en-suite shower room. There are two front aspect double glazed windows, ceiling spotlights and a vaulted ceiling with a UPVC double glazed Velux roof light in the main bedroom area. The main bedroom also has a central headboard feature with two large feature mirrors and lights either side, radiator.

Dressing Room

A sliding door to the dressing room, loft hatch giving access to the roof space, ceiling spotlights, a fabulous range of open fronted / built in bedroom furniture including a vanity desk with drawers and a marble effect composite vanity top.

En-Suite Shower Room

A fully tiled rear aspect room with an obscure double glazed window, ceiling spotlights, extractor fan, tiled flooring, low level WC with a hidden cistern, vanity unit incorporating wash hand basin, heated mirror, heated towel rail, glazed and tiled walk in wet room with an overhead mains shower system.

Bedroom Two

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

Bedroom Three

A rear aspect room with a uPVC double glazed sliding Sash window, ceiling spotlight, radiator, built in full height and almost full width built in wardrobes.

Family Bathroom

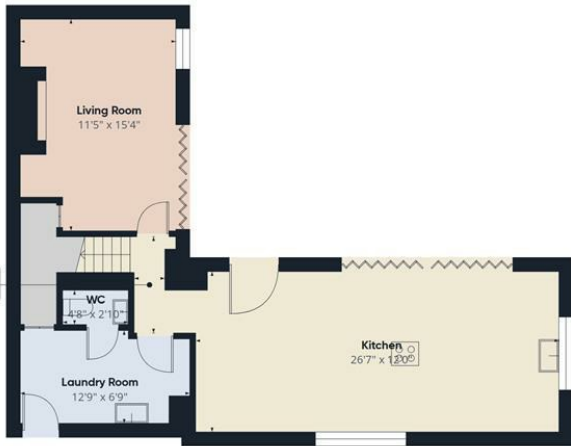
A side aspect room with a uPVC double glazed sliding Sash Window, coved ceiling, ceiling lights, extractor fan, loft hatch, chrome heated towel, low level WC, pedestal wash hand basin, panel enclosed bath with a chrome mixer tap and hand held shower attachment over, glazed and tiled step in shower enclosure with a wall mounted mains shower system over.

Outside

To the immediate front of the property there is a fabulous patio / paved terrace which runs all along the property, around the side where you can find the BBQ and alfresco dining terrace area, and then leading around to the back of the property where you will find 'the morning sun terrace'.

The main of the garden has been laid to astro-turf and is fully enclosed to all sides. There is a raised flower and shrub bed and a gated access to the front driveway.

The driveway provides off street parking for at least 3 cars, there is a garage with an up and over door, power and lighting.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1384 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		