



# Olive

ESTATE AGENTS



## Hanam Manor Station Road, Cheddar, BS27 3AG £1,300,000

\*\*\* PLEASE CLICK ON THE TOUR VIDEO FOR ROOM DESCRIPTIONS \*\*\* FABULOUS OPPORTUNITY TO ACQUIRE THIS ABSOLUTELY STUNNING AND HISTORIC GRADE II 13TH CENTURY (circa 1263) DETACHED PROPERTY \*\*\* LOCATED IN THE VERY HEART OF CHEDDAR \*\*\* BEAUTIFUL ORIGINAL FEATURES THROUGHOUT \*\*\* EXTENDED AND RENOVATED BY ITS CURRENT OWNERS TO INCORPORATE AN ANNEX THAT IS CURRENTLY RUN AS A HIGHLY SUCCESSFUL AIRBNB \*\*\* 7 BEDROOMS ALL WITH EN SUITES \*\*\* LIVING ROOM \*\*\* FORMAL DINING ROOM \*\*\* SUN ROOM \*\*\* SECOND RECEPTION ROOM/STUDY \*\*\* BREAKFAST ROOM \*\*\* CONSERVATORY \*\*\* ADJOINING ANNEXE WITH ITS OWN OPEN PLAN LIVING/KITCHEN \*\*\* APPROX 4,400 SQ FT OF ACCOMMODATION \*\*\* GARAGE \*\*\* PRIVATE DRIVEWAY PARKING \*\*\*

An attractive and substantial Grade II Listed period with versatile accommodation, recently refurbished, set in mature part walled gardens conveniently situated for central Cheddar. Thought to be one of, if not the oldest building in Cheddar, this beautiful house has a central landing area with a vaulted ceiling and is perfect as an already well established and successful business opportunity or for multi generation living.

Entrance Hall



Second Lounge

Sitting Room



Kitchen



Formal Dining Room



Landing

Breakfast Room



Sun Room

Formal Study



**Main Bedroom**



**Bedroom Three**



**En-Suite**



**Annex Lounge/Diner/Kitchen**



**Bedroom Two**





**Annex Ground Floor Bedroom**



**Annex Bedroom Two**



**Annex Bedroom Three**



**Annex Bedroom Four**



**Rear Garden**

**To The Front Of The Property**





Floor 0

Approximate total area<sup>(1)</sup>  
4402 ft<sup>2</sup>



Floor 1

(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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