



Olive

ESTATE AGENTS



Rose Cottage Vicarage Lane, Cheddar, Somerset BS27 3SH £450,000

*** IF BROWSING ON YOUR PHONE, PLEASE CLICK ON THE 'VIDEO TOUR' TAB TO SEE OUR FABULOUS VIDEO *** BEAUTIFUL DETACHED FAMILY COTTAGE NESTLED ON THE SIDE OF THE MENDIPS WITHIN THE DESIRABLE VILLAGE OF DRAYCOTT *** DETACHED DOUBLE GARAGE WITH HOME OFFICE / HOME GYM / PLAY ROOM EXTENSION BEHIND *** LOVELY GARDEN WITH HOT TUB SHELTER AND ALFRESCO DINING AREA *** AMPLE OFF STREET PARKING *** LARGE LIVING / DINING & FAMILY ROOM *** KITCHEN / BREAKFAST ROOM *** THREE DOUBLE BEDROOMS *** FAMILY BATHROOM WITH SHOWER *** COUNCIL TAX BAND E*** EPC D ***

Original Entrance / Lounge/Diner

Accessed through an original wooden obscure glazed door, into the living / dining & family room. A fabulous full width room with exposed original stonework, two front aspect double glazed sliding Sash windows, exposed original beams, two Chandelier style hanging lights, radiator, four wall lights and beautiful stone built fireplaces at each end of the room, both with cast iron log burners, one with a flagstone hearth and one with a slate hearth.

Kitchen / Breakfast Room

Another fabulous full width room with a side aspect obscure uPVC double glazed stable door and three sets of rear aspect double glazed sliding Sash windows, textured ceiling, ceiling spotlights, exposed original ceiling beams, tiled flooring, radiator, space for a dining table and chairs. The kitchen has been fitted with a range of base and eye level units with wooden square edge work-surface, inset 2 bowl ceramic sink with rear drainers and a mixer tap over, space and plumbing for a washing machine and dishwasher, space for a tall fridge / freezer, space and gas point for a large Range Cooker with an extractor hood over, cupboard housing the Worcester gas fired boiler system, stairs leading to the first floor landing.

Stairs/Landing

With textured ceiling, ceiling light, loft hatch giving access to the roof space, doors to bedrooms 1, 2, 3 and the family bathroom.

Master Bedroom

A front aspect room with double glazed sliding Sash windows offering views across Draycott and 'The Levels' beyond, textured ceiling, ceiling light, exposed original ceiling beams, radiator.

Bedroom Two

A front aspect room with double glazed sliding Sash windows offering views across Draycott and 'The Levels' beyond, textured ceiling, ceiling light, exposed original ceiling beams, radiator.

Bedroom Three

A rear aspect room with double glazed sliding Sash windows offering views across the garden and onto The Mendips immediately behind, textured ceiling, ceiling light, radiator.

Family Bathroom

A rear aspect room with double glazed sliding Sash windows, textured ceiling, ceiling light, extractor fan, radiator, wood effect vinyl flooring, door to a useful utility cupboard, panel enclosed bath with twin taps,

pedestal wash hand basin with twin taps, low level WC and a glazed and tiled step in shower enclosure with a wall mounted mains shower system over, extractor fan, radiator and heated towel rail.

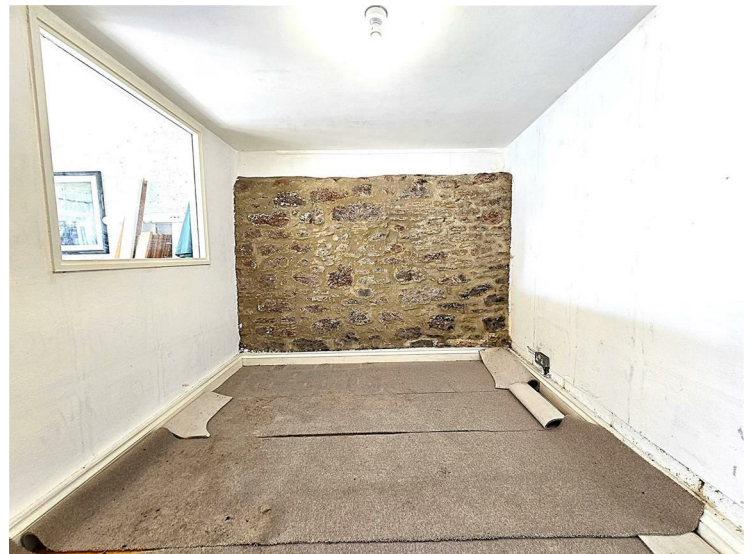
Rear Garden

The rear garden has been predominantly laid to lawn with surrounding patio / paved walkway, there is an alfresco dining area which sits right beside the sheltered hot-tub terrace, to the other side there is a hard standing (currently housing the dog kennels. There are a range of flower and shrub beds / borders.

Drive and Garage

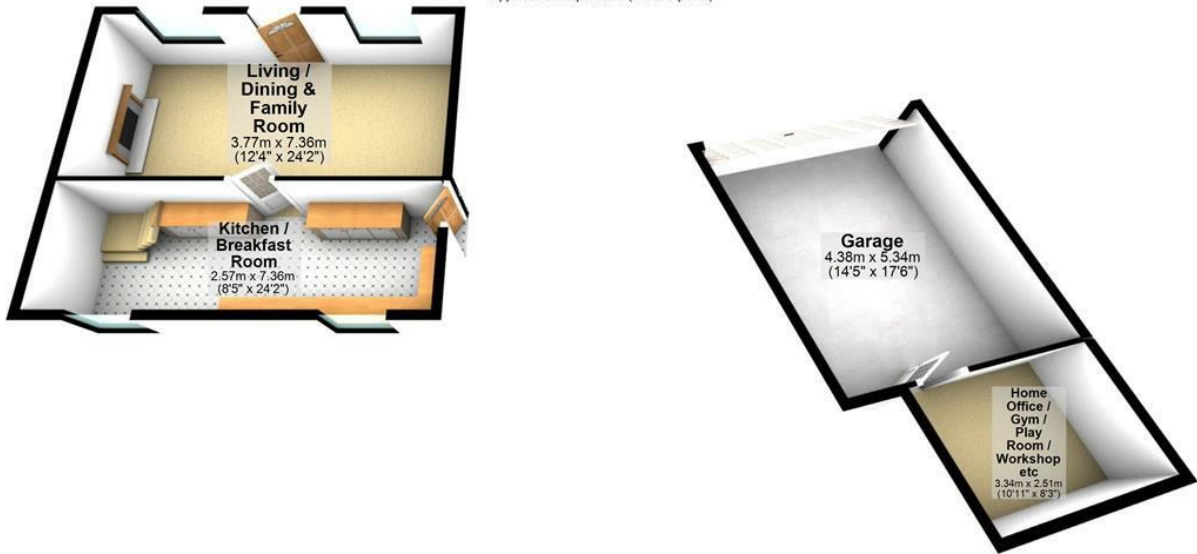
Upon entrance to the property there is a gated driveway providing off street parking for at least 4-5 cars, (more parking could be made, should it be required) the driveway leads up to the garage which has a pitched and tiled roof, power, lighting, external security lighting, an electric rollover door and a door at the back leading into a home office / home gym / play room / workshop / studio etc etc. To the side of the garage there is a useful shingled area ideal for log stores and bin storage etc.

Home Office / Play Room / Home Gym



Ground Floor

Approx. 78.7 sq. metres (847.2 sq. feet)



First Floor

Approx. 48.0 sq. metres (516.9 sq. feet)



Total area: approx. 126.7 sq. metres (1364.1 sq. feet)

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		64	75
	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		