



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Lake View, The Bays, Cheddar, BS27 3QW

Guide Price £425,000

- SPACIOUS DETACHED PROPERTY
- VERSATILE ACCOMMODATION
- TWO RECEPTION ROOMS
- TWO GROUND FLOOR BEDROOMS
- TWO LARGE FIRST FLOOR BEDROOMS
- BATHROOMS UPSTAIRS AND DOWNSTAIRS
- ATTACHED GARAGE
- LARGE TIERED GARDENS

A RARELY AVAILABLE property situated in a QUIET AND PEACEFUL BACKWATER of the village, yet still close to The Gorge and with a LOVELY VIEW overlooking the THE BAYS POND.

Properties in this location don't tend to hang around - SO CALL US TODAY TO VIEW!

Cheddar Sales
2 Saxon Court, Union Street
Cheddar, Somerset, BS27 3NA
t: **01934 740055**
e: cheddar@cjhole.co.uk

www.cjhole.co.uk

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Freehold



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HALLWAY 11'6" x 3'10" (3.5m x 1.17m)
Entrance via a wide UPVC half leaded decorative glazed entrance door to hallway. Ceiling light. Radiator. Archway to rear hall. Doors to Dining Room and Sitting Room.

SITTING ROOM 13'11" x 11'11" (4.24m x 3.63m)
With wide, front aspect bay UPVC double glazed bay window with high level coloured glazed units. Feature fireplace comprising timber mantel and fire surround with black onyx effect back and hearth and inset coal effect electric fire. Ceiling light. Radiator. Wall mounted heat exchange unit.

DINING ROOM 13'11" x 11'11" (4.24m x 3.63m)
With matching window to the front aspect. Ceiling light. Radiator. Wood effect laminate flooring. Original 1950's tiled fireplace with hearth and inset coal effect gas fire. Wall mounted heat exchange unit. Door to

INNER HALL
A small area with stairs leading to the first floor landing. Doors to Bathroom and

KITCHEN/BREAKFAST ROOM 12'11" x 10'7" (3.94m x 3.23m)
Fitted with a range of medium wood effect fronted wall, floor and drawer units with glazed wall units, worktops over and tiled splashbacks. Inset stainless steel one and a half bowl single drainer sink unit. Built in 'Belling' double oven with 'Stoves' four ring gas hob and concealed extractor hood over. Space for an under worktop fridge and freezer, or dishwasher if preferred. Fluorescent ceiling light. Radiator. Front aspect wide UPVC double glazed window. To the rear of the kitchen a door opens to

UTILITY ROOM 7'8" x 6'3" (2.34m x 1.9m)
Fitted with a range of base and wall units with worktops over. Inset stainless steel single drainer sink unit. Wall mounted 'Ideal Logic' gas central heating boiler. Space and plumbing for side by side washing machine and tumble dryer. Part tiled walls. Radiator. Ceiling light. Window to rear aspect. Half glazed door to

CONSERVATORY 21'4" x 6'2" (6.5m x 1.88m)
Of UPVC double glazed construction with floor length windows, doors to either side, sloping polycarbonate roof. Wall lights. Lovely views over the rear gardens.

REAR HALL
Returning to the main hallway, an archway leads to a small rear hall with ceiling light and useful under stairs cupboard.

BEDROOM THREE 11'11" x 10'11" (3.63m x 3.33m)
A good size double bedroom with rear aspect UPVC double glazed window. Built in wardrobe with hanging rail and shelf. Ceiling light. Radiator.

BEDROOM FOUR/STUDY 11'11" x 8'7" (3.63m x 2.62m)
Presently used as a study, this room has a rear aspect UPVC double glazed window. Ceiling light. Radiator. Plenty of power points. Telephone point.

BATHROOM 8'7" x 7'10" (2.62m x 2.4m)
Fitted with a light coloured suite comprising archway to recessed panelled bath with wall mounted 'Triton' electric shower with rail and curtain, pedestal wash hand basin and close coupled WC. Extractor fan. Part tiled walls. Ceiling light. Radiator. Strip light with shaver point. Vinyl flooring. Window to rear aspect

FIRST FLOOR LANDING
With timber balustrading. Useful side ledge for bookcases, etc. 'Velux' roof window. Ceiling light. Doors to all first floor rooms.

BEDROOM ONE 21'11" (6.68) overall x 14'7" (4.45)
A very spacious bedroom with UPVC double glazed picture window overlooking the Bays Pond opposite and offering views of The Gorge. Ceiling light. Radiator. Doors to low level eaves storage. Double doors to built in wardrobe with hanging rail and shelf and high level cupboard over.

BEDROOM TWO 17'7" (5.36) overall x 12'7" (3.84)
Front aspect UPVC double glazed picture window overlooking the Bays Pond opposite and offering views of The Gorge. Ceiling light. Radiator. Doors to low level eaves storage space. Double doors to built in wardrobe with hanging rail and shelf and high level cupboard over. Smaller built in cupboard to the side.

BATHROOM 8'5" x 7'6" (2.57m x 2.29m)
Alcove with recessed three quarter size panelled bath with wall mounted electric shower over, rail and curtain, inset vanity wash hand basin with tiled back and double cupboard under and close coupled WC. Part tiled walls. Ceiling light. Radiator. Strip light with shaver point. Fitted wall mirror. 'Velux' roof window. Vinyl flooring. Door to low level eaves storage.

OUTSIDE
The property is approached via an open fronted driveway which leads to a large parking area in front of the attached garage. There is a low level stone front boundary wall, medium height stone wall to one side and low level stone wall to the far side. The frontage has an area of lawn with side planted flower borders. A pathway leads to the front door where wide, tiled steps (with handrails) lead up to the main entrance door. Pedestrian access gained be gained to the rear garden via both sides of the property through wrought iron gates.

GARAGE 19'10" x 8'11" (6.05m x 2.72m)
With up and over garage door. Fluorescent ceiling light. Power points. Water tap. Rear aspect UPVC double glazed window. Half glazed door to rear.

GARDENS
The rear garden is of a very generous size and slopes upwards, with tiered terraces. A retaining wall at ground level creates a raised fruit tree area with lawn and other flowering bushes. Wide stone steps to the side then lead up to the next level and to the side there is a further pathway with side planted borders, raised rockery areas and which leads to a timber garden shed. Following the steps and pathway upwards, there is a middle level with further planting. As you progress upwards the views become more impressive across the rooftops towards the Gorge itself. Further on there is a level lawn area and at the very top there is a heavily planted area with further trees, bushes and shrubs. The garden measures approximately 80' wide x 100' deep, although it is difficult to measure it accurately due to its sloping nature. It is sure to be of interest to keen gardeners though, as there is plenty of scope for further landscaping.

Situated at the foot of the Mendip Hills, Cheddar is an ideal base from which to enjoy wonderful country walks. Road links are excellent, with easy access to the A38. Bristol is only 30 minutes away and the M5 motorway approximately 20 minutes. Public Transport is well represented with a bus service passing through the village every 30 minutes linking Cheddar with Axbridge, Weston Super Mare and Wells. Bristol Lulsgate Airport is 25 minutes away.