



VENNS GATE

Cheddar - Somerset



CUCKOO COTTAGE AND CUCKOOS NEST

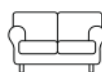
Venns Gate - Cheddar - Somerset - BS27 3LW

Bristol 17 miles; Bath 24 miles; Glastonbury 13 miles; Wells 19, miles; Wedmore 4.5 miles



Nestled in the highly sought-after village of Cheddar, **Cuckoo Cottage and Cuckoos Nest** offer an exceptionally rare and versatile property opportunity. This unique package combines two charming properties into one incredible investment, perfectly suited for a wide range of buyers.

Freehold Guide Price £690,000



4



5



4



2654sq. ft.

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, 74 High Street, Wells, Somerset BA5 2AJ

Tel: 01749 605605 Email: residential.wells@gth.net

INTRODUCTION

A unique opportunity to purchase a three bedroom detached cottage with a separate two bedroom detached barn conversion, set within a generous plot measuring 0.47 acre. Offering superb versatility for two families, multi-generational living or those seeking an income via traditional rental or holiday letting. Extensive parking, three garages plus a fabulous south-facing garden. EPC Rating E.

CUCKOOS COTTAGE

A door to the front of the property opens into a double-glazed entrance hall. From here, there is direct access into a ground floor shower room, the sitting room (via a set of double doors) and into a central hall. The main reception room in the property, the sitting room, incorporates a large inglenook fireplace complete with a gas-fired wood burner effect stove and a feature bread oven.

The central hall has a rear aspect, a built-in storage cupboard and includes the staircase to the first floor accommodation. An opening then continues through to the dining room with a stone fireplace and into an adjoining sunroom at the front.

At the rear of the property is the kitchen fitted with a range of wooden front floor and wall units, which would now benefit from some updating. Completing the ground floor accommodation is a useful utility room, with external access to the garden at the side.

On the first floor, Cuckoo Cottage offers three south-facing bedrooms, all benefiting from a lovely outlook. The bedrooms are served by a family bathroom with a white suite.

The property has been recently recarpeted and freshened up decoratively, ready for a purchaser to make their own.



CUCKOOS NEST

Converted from an agricultural barn in the 1990s, Cuckoos Nest offers well-balanced living accommodation, the majority of which is over one level. The property is entered into the dining room, which leads into a further area of hall and includes the staircase to the first floor. Double doors from the dining room open through to the good size sitting room, which has a wood-burning stove and a set of patio doors opening out to the outdoor seating area.

The kitchen is presented in a contemporary style and offers a range of floor and wall units with space for freestanding fridge/freezer, washing machine and an electric range cooker. The gas-fired boiler

for the central heating is also located in the kitchen. Beyond the kitchen is a good size family bathroom with a separate shower cubicle, and the main bedroom – a generous double with dual-aspect windows and solid oak flooring.

On the first floor, a landing opens into the second bedroom, a further bathroom and storage into the eaves. The second bedroom enjoys the most incredible views, taking in neighbouring farmland and Cheddar Reservoir.

OUTSIDE

Both dwellings are approached via the same entrance, accessible from Venns Gate. A block-paved driveway, as well as a large area of hardstanding, provides extensive off-road parking. This area gives access to a stone-built double garage with light and power (connected via door between), with a separate five-bar gate leading to a further single garage, a summerhouse and a garden shed.

The main garden is a fabulous size, is predominantly laid to lawn and faces south, enjoying lots of sunshine throughout the day. Enclosed by walling and fencing, the garden is ideal for those with children or indeed purchasers seeking space to landscape or redesign.

In addition to the main garden, both Cuckoo Cottage and Cuckoos Nest have their own section of gardens adjoining the properties to the side, each providing a private and manageable space, perfect for outdoor seating and dining.

SERVICES & OUTGOINGS

Mains electric, gas, water and drainage are connected to the property. Gas fired central heating.

COUNCIL TAX

Somerset Council - Band D.

SITUATION

Within the heart of Somerset and on the edge of the Mendip Hills is the popular village of Cheddar, famous for its spectacular gorge, extraordinary caves and world famous cheese.

Cheddar has much to offer, including a Post Office, a variety of independent shops and two supermarkets (Sainsbury's and Tesco Express). There is an excellent range of pubs, restaurants and coffee shops, plus two petrol stations, churches, a leisure centre, parks and superb facilities for children.

Cheddar has a three-tier school system where children up to the age of nine will attend the first school, then move on to Fairlands Middle School and Kings of Wessex Community School.

The village has a varied selection of outdoor pursuits including sailing, abseiling and rock climbing. Cheddar also has a doctor's and dental surgery. The closest motorway access is Junction 21 and 22 of the M5.

DIRECTIONS

What3words:///abandons.highly.quail

ADDITIONAL INFORMATION

Broadband: FTTP - Ultrafast broadband is available - highest available download speed 1800 Mbps, highest available upload speed 220 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from river/sea and surface water flooding (defined as the chance of flooding each year as less than 0.1%).





Cuckoo Cottage & Cuckoos Nest, Venns Gate, Cheddar, BS27 3LW



Denotes restricted
head height

Cuckoo Cottage = 1423 sq ft / 132.1 sq m

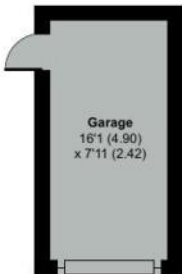
Cuckoos Nest = 1231 sq ft / 114.3 sq m

Limited Use Area(s) = 90 sq ft / 8.3 sq m

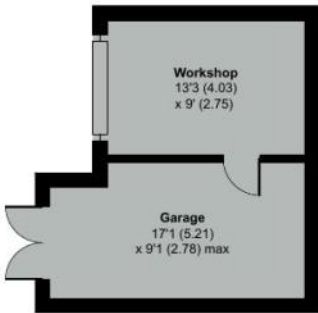
Garages = 403 sq ft / 37.4 sq m

Total = 3147 sq ft / 292.2 sq m

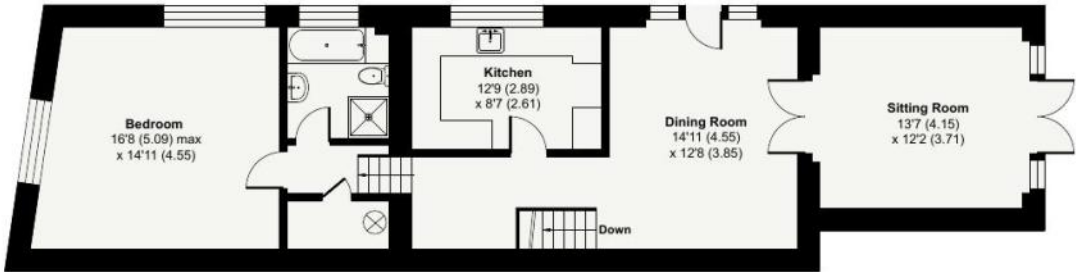
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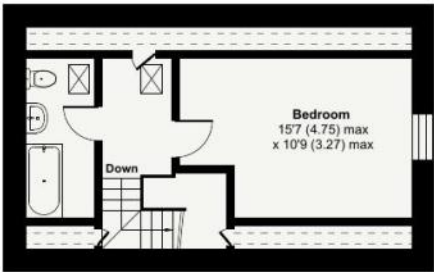
GARAGE 2



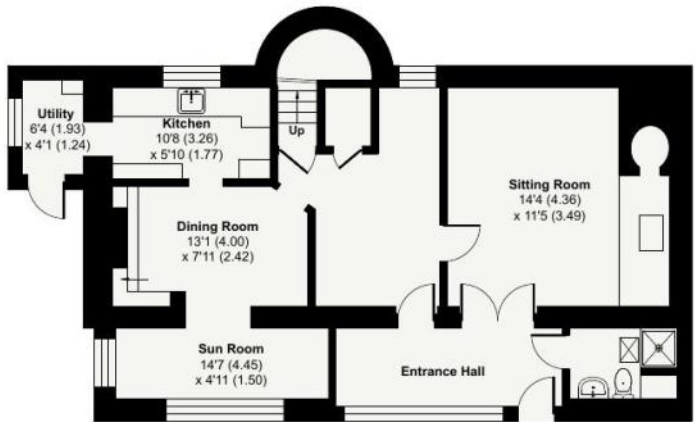
GARAGE 1



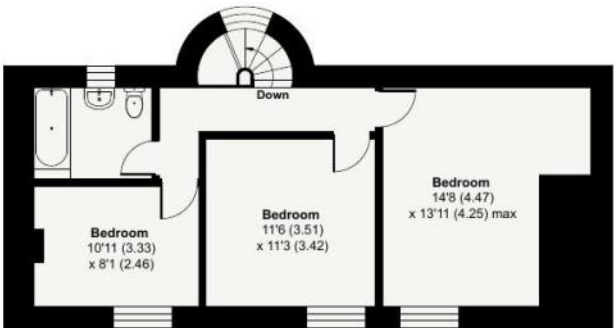
CUCKOOS NEST GROUND FLOOR



CUCKOOS NEST FIRST FLOOR



CUCKOO COTTAGE GROUND FLOOR



CUCKOO COTTAGE FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenslade Taylor Hunt. REF: 1525073

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

