

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



WOODLYN COTTAGE, BIRCH HILL, CHEDDAR, SOMERSET, BS27 3JN





WOODLYN COTTAGE, BIRCH HILL, CHEDDAR, SOMERET, BS27 3JN

An absolutely charming house with lots of character and original features, generous accommodation, extremely pretty private and sunny garden, ample parking, garage with double car port and a spacious studio. Ideal for a workshop/office or additional accommodation.

The house, parts of which date back about 200 years, is situated in an elevated location, within a short walk of the village amenities and schools, yet tucked away in a quiet and sought after location within Cheddar. There is a lot of really good living space and the house is approached from its parking area via a paved and brick path through the simply stunning gardens. The rear door opens into a hallway with the kitchen and dining rooms on either side. There are 2 sitting rooms, a double height garden room used as the main sitting room, utility room and downstairs shower room. On the first floor are 5 bedrooms and a family bathroom. In the garden is a large studio which is currently used as a music room and design studio.

Offers are invited in the region of £680,000

#### ***About the area***

*Cheddar is a village on the southern edge of the Mendip Hills 9 miles north-west of Wells and in easy traveling distance of Bristol (18 miles) and the M5. There is a vast range of amenities including a doctors surgery, chemist, supermarket, post office, pubs, restaurants, dentist, excellent schools and of course Cheddar Gorge. For a great deal of information on Cheddar and the surrounds visit*









The rear door leads into the hallway. On the right is the well proportioned kitchen which is fitted with an excellent range of painted floor and wall units finished off with hardwood worktops and original flagstone floor. The double French butlers sink has a newly fitted mixer tap with a filter system for drinking water. There is a free standing electric oven (gas supply is also in place) and hob with extractor, fitted dishwasher, room for a kitchen table and freestanding fridge freezer. Windows look out towards the garden.

Opposite the kitchen is the dining room with a large inglenook fireplace and a beautiful walnut beam across the front which the vendors have brought back to its former glory. As with the kitchen, there are glorious old flag stones and a view of the garden. An arch and steps give access to the smaller of the two sitting rooms which is also used as a games room.

At the far end of the hall is the stable front door leading onto the lane, on either side are the sitting rooms. The large and light formal sitting room has a Victorian fireplace with open grate and tiled inserts. The double glazed sash window gives views over the village and beyond. On the other side of the hall is the second sitting room / games room, another well proportioned and light room. The Victorian fireplace is fitted with a gas stove for ease of use, to the right of the chimney breast are full height adjustable book shelves. These rooms combined with the garden room make an amazing entertaining space.

From the games room via a glazed oak door and up a few oak steps the vendors have created a stunning full height garden/sitting room with bifold doors providing uninterrupted views of the gorge and leading onto a wonderfully secluded terrace and hot tub area. The room has solid oak flooring and a log burner as well as an exposed stone wall to the rear. Off the garden room is the utility room and shower room.

The utility room is plumbed for a washing machine and dryer along with a fridge under the solid wood worktop, there is a stainless steel sink and back door out to the garden. The cloakroom has a shower along with a wc and basin.







Upstairs are five bedrooms and the family bathroom. The master bedroom faces the front with views over the gorge and village. This is a large double room with free standing wardrobes either side of the chimney breast. On the other side of the landing is the second front facing large double with polished wood flooring and sash window to the front.

At the rear of the house are two further double bedrooms with views of the garden, one of which has a cupboard housing the gas boiler and water tank. The fifth bedroom is over the hall and is a single, currently being used as an office.

The family bathroom is well fitted with white sanitary ware, including a bath with shower over, wc and large hand basin. The vendors have installed a pump to increase the water pressure allowing for good showers here and in downstairs shower room.

The studio has electric power, double glazed doors behind the original wood doors and is heavily insulated and sound proofed as it is currently used as a music room and design studio. It is tucked into the corner of the garden with a pretty terrace outside with two semi-mature olive trees giving dappled shade on sunny days and providing a tranquil place to enjoy the garden.

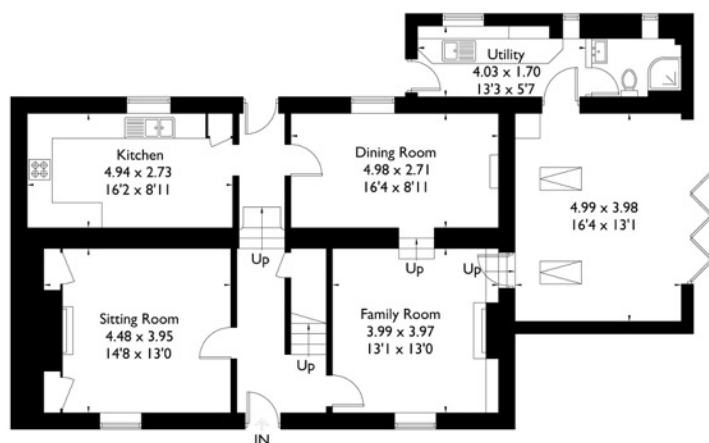
The gardens are a very special feature of the house and have been created with great care and attention resulting in a very peaceful atmosphere. The area closest to the house has well planted herbaceous borders combined with mature clipped trees, grasses, climbing hydrangea and roses and a fruiting fig tree up against the outside wall of the studio. It has beautiful views of the gorge with its landmark cliff faces. Next to the paved path leading to the vegetable area is a small pond/water garden. The productive vegetable garden has raised beds including soft fruit bushes, asparagus bed and a chicken run. There is also a pergola covered in wisteria and planted with box between the pillars, as well as a stone built garden store.

There is ample parking and turning space on the tarmac drive and an open solid oak framed two bay car port with garage to the side.

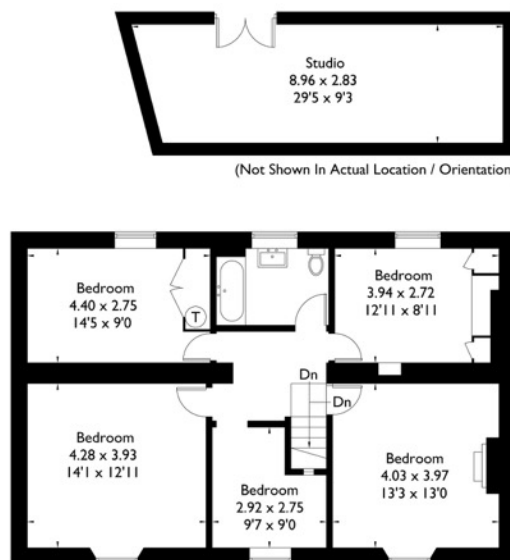


## Woodlyn Cottage, Birch Hill, Cheddar, BS27 3JN

Approximate Gross Internal Area = 196.5 sq m / 2115 sq ft  
Studio = 24.4 sq m / 263 sq ft  
Total = 220.9 sq m / 2378 sq ft



Ground Floor



First Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 213537

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

## Energy Performance Certificate



Woodlyn Cottage, Birch Hill, CHEDDAR, BS27 3JN

Dwelling type: end-terrace house  
Date of assessment: 22 June 2018  
Date of certificate: 25 June 2018  
Reference number: 2228-5023-7296-5188-8914  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 196 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

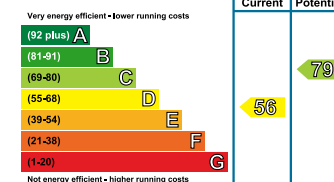
Estimated energy costs of dwelling for 3 years:	£ 5,706
Over 3 years you could save	£ 2,367

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 453 over 3 years	£ 294 over 3 years	
Heating	£ 4,818 over 3 years	£ 2,775 over 3 years	
Hot Water	£ 435 over 3 years	£ 270 over 3 years	
<b>Totals</b>	<b>£ 5,706</b>	<b>£ 3,339</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,887
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 198
3 Low energy lighting for all fixed outlets	£110	£ 132

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

**IMPORTANT NOTICE** - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

**VIEWINGS** - interested parties are advised to check availability and current situation prior to travelling to see any property.

2, King Alfred Mews, Church St, Wedmore, BS28 4AB - Tel. 01934 710220 - [info@roderickthomas.co.uk](mailto:info@roderickthomas.co.uk)



