



For Sale

Rock House Wells Road, Cheddar

Offers Over £600,000

 **5**

 **3**

 **0.24 ac**

 **2487 sq ft**

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Rock House is large family house, dating back to around 1832. This 5 bedroom, 3 bathroom detached home has plenty of living space, private terraced gardens, off-road parking, and breath-taking views. The grounds are very private and sit in an elevated position in the heart of the village of Draycott, overlooking un-interrupted views southwards.

The spacious hallway is split by original Bristol glass glazed doors with a turning staircase beyond. Leading off to the right, is the large sitting room which is dual aspect and looks out on the stunning views. The dining room is entered through double doors off the sitting room, with a door to the side of the house and also a doorway leading into the kitchen.

The kitchen / breakfast room has lots of room at the front of the house to admire the views while sat at a table. The kitchen itself is on an upper level and has a range of wall and base units, which extend into a breakfast bar. Appliances include a range cooker and a dishwasher, plus space for a freestanding fridge freezer. A doorway leads out into the inner hall which contains a larder cupboard, utility room and large downstairs WC.

The second floor contains 4 bedrooms, including a large ensuite off the master, and also a recently refurbished family bathroom.

The 29ft loft room would make an exceptional bedroom, complete with it's own ensuite.

Please note, some improvement works may be necessary.



 **The Property Experts**

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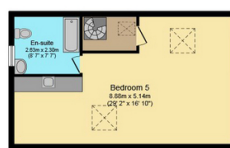
Ground Floor

Floor area 97.6 sq.m. (1,051 sq.ft.) approx



First Floor

Floor area 89.0 sq.m. (958 sq.ft.) approx



Second Floor

Floor area 44.4 sq.m. (478 sq.ft.) approx



- In the popular village of Draycott
- Stunning un-interrupted views
- Off-road parking for 3-4 vehicles
- Private terraced gardens
- Potential for income
- Plot area of 0.24 acres
- EPC Rating - E

Total floor area 231.1 sq.m. (2,487 sq.ft.) approx

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