

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



FAIRLANDS HOUSE, FROGLANDS LANE, CHEDDAR, SOMERSET, BS27 3RH



**FAIRLANDS HOUSE,
FROGLANDS LANE, CHEDDAR, SOMERSET, BS27 3RH**

A superb, historic, 6 bedroom, family home set in the heart of a very popular village which has excellent facilities and world renown natural beauty.

The house has an entrance hall/family room, dining room, kitchen, utility room, reception hall, a drawing room, rear hall, cloakroom, and upstairs, 6 bedrooms and 2 bathrooms

Outside there is a large garden to the front, parking for several vehicles and a log store. To the side and rear is a riverside terrace, outside store, additional parking for two vehicles and a workshop and private garden.

Guide Price £950,000

Location

Cheddar is popular with families and there are plenty of facilities for all ages with a tennis club, sports centre, pump track, skate park and obviously the Mendip Hills and Gorge. The village has a First School, Middle School and Senior School, leisure centre and plenty of pubs, bars, restaurants, cafes and shops. It really does tick all the boxes with a butcher, baker and probably a candlestick maker in the thriving Arts Quarter. Wells, Wedmore, Bristol and Bath are all accessible if you do feel you need to go further afield.

Description

This most important period village property is a Grade 11 listed building with historical interest dating from the Georgian period with later Victorian editions.

Lovingly maintained, it now provides a wonderful home full of features such as casement French windows, flagstone floors, high ceilings, inglenook fireplace, arched picture window, window seats and shutters, blended effortlessly with contemporary style and comfort.

Outside there is plenty of space and privacy with a fabulous terrace at the rear beside the river for relaxing and alfresco dining.

An elegant and extremely appealing family home with very spacious accommodation and stylish interiors.





Accommodation

An ornate porch welcomes you to the central front door in the older part of the building. This opens to a reception hall/family room, which has an inglenook fireplace and woodburning stove as a focal point. Throughout the ground floor casement French windows provide plenty of natural light, as well as access to the front garden in all the downstairs rooms.

To the left is a dining room and kitchen, divided only by the chimney breast of a back-to-back wood burning stove.

The kitchen has painted, solid wood units fitted by Bishops of Bristol.

There are two integrated, top loading, drawer dishwashers, eyelevel, double oven, an extractor, induction hob, and under counter fridge. All appliances are Fisher & Paykel. A central island offers extra worksurface, and a stylish breakfast bar for casual dining. French doors lead out to garden at the front and an additional exterior door provides access to the back garden.

The utility room has a sink and worksurface with space under for a washing machine and tumble dryer. There is also space for a fridge/freezer and the boiler is located here.

To the right of the reception hall/family room is the main reception hall which has a fabulous, ornate staircase illuminated by an enormous arch picture window. It winds to a galleried landing above and continues up to a 2nd floor, creating an elegant and surprising loftiness to this attractive space.

A door leads from here into the stunning, Victorian sitting room which has a central Victorian fireplace, again with a wood-burning stove as a focal point. Either side of this are recessed, ornate arches. The scale of this room is difficult to appreciate from photographs, it has a ceiling height over 9ft. At the end of the room, enormous, full height French casement doors lead out to the garden.

To the left of the reception hall is a rear hallway with two exterior doors, one leads to the rear garden and the other leads to a small courtyard and additional parking at the rear. There is a downstairs cloakroom and a large coat cupboard making this a practical place to enter and leave the property.

Upstairs, on the first floor are 5 bedrooms and 2 family bathrooms. A door opens from the landing to stairs which lead to the extensive loft area which is boarded and has lights.

The glorious main stairs lead upwards to the second floor where there is an additional studio/6th bedroom.





Outside

Wrought iron gates open to the gravelled front drive which provides space for parking several vehicles beside the house. There is a large timber log store and an attractive arched door in a stone wall boundary provides access to the rear courtyard/parking area where there is also a workshop. To the front of the house a lawned garden with magnificent mature trees extends to another wonderful stone wall on the left of the house, with an identical arched, timber gate providing access to the rear. Here there is a large, paved terrace beside the river, with a covered area perfect for entertaining. There is a small outhouse and the gardens continue at the back with further lawns and a gravel area next to the house.

Tenure and other points

Freehold. Grade 11 listed. Mains water, drainage and electricity. Oil combi boiler (4 years old). Council Tax G. EPC Rating N/A. The garden is designated a Tree Preservation Region.

Directions

Follow the A371 from Wells to Cheddar, as you approach Cheddar, pass the football club on the left, the property is on the right just before the bend over the bridge. Pull in through the gates to the front of the house.

About the area

Cheddar is a renowned holiday destination and a very popular residential area. The village itself has a wide range of shops to cater for everyday needs, a bank and Post Office as well as doctor and dentist surgeries. There is a nursery and a three-tier school system where children up to the age of nine attend the First School, then move on to Fairlands Middle School and finally on to The Kings of Wessex Academy and all these schools are within the village. Sidcot School provides private education nearby in Winscombe and Wells Cathedral School and Millfield are both less than 30mins away. The Kings Fitness and Leisure Centre adjoining the Kings of Wessex Academy offers an extensive range of activities for all the family and has an indoor heated swimming pool. There are also a number of village sports clubs and societies to cater for everyone including rugby, tennis and football. Wells, Glastonbury, M5, the beach, Bristol International Airport and Yatton mainline train station are all within 13 miles, Bristol and Bath within 25 miles. Cheddar is nestled at the base of the Mendip Hill (AONB) with miles of fabulous walking, mountain biking, potholing and rock climbing on your doorstep.



Approximate Floor Area = 298.7 sq m / 3215 sq ft
 Outbuilding = 11.4 sq m / 123 sq ft
 Total = 310.1 sq m / 3338 sq ft



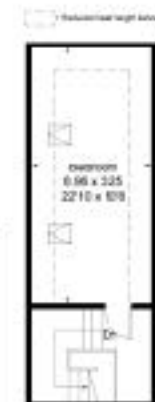
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor

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

