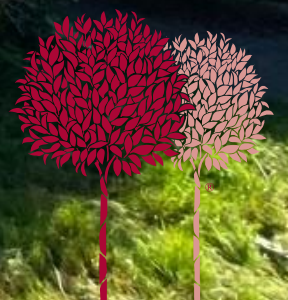




2 The Nurseries

The Street, Draycott, BS27 3TH

debbie fortune



2 The Nurseries , The Street, Draycott, Cheddar, BS27

Price: £350,000

- Beautiful stone-faced period cottage
- Situated on the southern slopes of the Mendip Hills
- Three bedrooms & First Floor Bathroom

DESCRIPTION

A gorgeous semi-detached stone cottage set within the stunning southern Mendip village of Draycott.

Built of beautiful local stone elevations, with a handsome clay tiled roof, 'The Nurseries' occupies a discrete tucked away position in the heart of this picturesque village. The property itself is set behind a traditional stone wall which encloses the Southwest facing garden to the front, there is also a private driveway that leads to a single garage and enough parking for two cars.

Entering the property via a pretty entrance vestibule you continue into a light filled entrance hallway with a practical terracotta tiled floor and handy cloak cupboard. There is also a useful cloakroom to the rear. To the right of the hallway is the kitchen/breakfast room. Fitted with an array of matching shaker style wall and base units with a tiled floor, spotlights to the ceiling, which also features painted beams, and enough space for a small breakfast table. There is plenty of potential to add French doors to the front elevation which would flow the accommodation out to the garden wonderfully.

To the opposite side of the entrance hallway is the spacious sitting room featuring a gorgeous open stone fireplace and a hidden staircase to the first floor, as with the kitchen and hallway the sitting room has painted timber beams, which do not restrict the headroom and three south facing windows, showing the room with natural light.

On the first floor off an attractive gallery landing are the three bedrooms, all would comfortably take a double bed and all of which enjoy lovely outlooks over the village and beyond. Finally, completing the internal accommodation is the family bathroom, fitted with a traditional white suite, tiled walls and a useful store cupboard.

Outside, the garden is all to be found to the front elevation and is mainly laid to lawn in two neat level areas separate by a stone path and dwarf stone wall. Several thoughtfully planted small trees and bushes provide excellent privacy, and as previously mentioned to the right of the garden a small driveway provides access to the garage and also a small patio area.

- Pretty south facing garden
- Spacious sitting room with glorious open fireplace
- Off street parking and single garage

SITUATION

The Somerset village of Draycott is situated on the Wells side of Cheddar, being some seven miles from Wells itself. Its atmosphere is one of unspoilt charm, with a variety of different housing types from small cottages, bungalows, modern homes and larger period properties contribute to the individual character of the village. Local facilities include an infants' school, post office and pubs whilst more comprehensive range of facilities are available at Cheddar where there is also Fairlands Middle School and The Kings of Wessex Academy. Commuting is available, Bristol 20 miles, Weston-super-Mare 20 miles, Wells 7 miles and M5 junction 22 12 miles. Bristol airport is about 12 miles to the North. There is private schooling in the area at Millfield School, Street 12 miles and Wells Cathedral School 7 miles. The area around is well known for its beauty. The lovely cathedral city of Wells is a drive away, as is the famous beauty spot, Cheddar Gorge.

DIRECTIONS

Travelling out of Cheddar towards Wells on the A371 proceed into Draycott and turn right into The Street. Just down on the left is the Post Office/General Store, park around about here and then from the general store, walk past Twitchens Lane and then turn into the first driveway on the left. 2 The Nurseries, The Street, is the second house on the left.

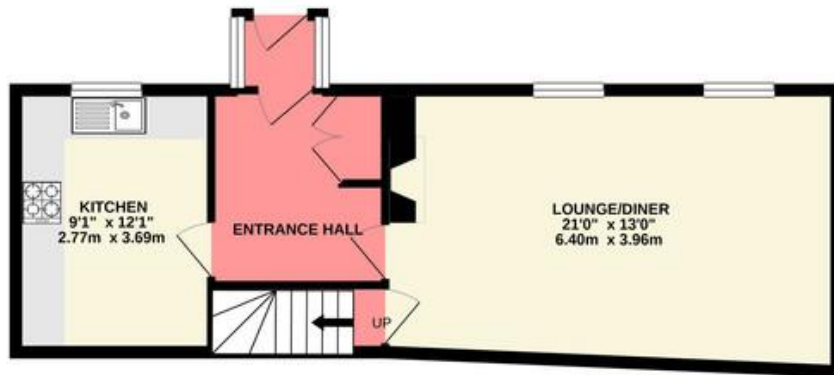
EPC rating E

Our vendor says ... Lovely period cottage with secluded garden, located in tranquil Somerset village.

We have noticed ... The Nurseries is an archetypal stone cottage, simple in its design but boasting huge charm and even more potential.

Floorplan

GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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