



Cheddar Bridge Cottages

Cheddar, Somerset

Carter Jonas

**Cheddar Bridge Cottages
Draycott Road
Cheddar
Somerset
BS27 3RJ**

**Holiday cottage complex
located on the edge of the
Mendip Hills with river
frontage and within walking
distance of the village, tourist
attractions and gorge.**

Established holiday letting business providing a 4-bedroom bungalow overlooking the river and 4 four holiday letting cottages, all within a courtyard setting in a prime tourist location within Somerset.

In all, extending to 0.5 acres.

For sale as a whole by private treaty.



Location

Cheddar Bridge Cottages is located 0.5 miles to the centre of Cheddar along with the entrance from Cheddar Caves and Gorge which is one of Somerset's landmarks and the country's highest inland cliffs. Cheddar is located within the Mendip Hills and provides a post office, supermarkets, doctors' surgery, dentist, primary and secondary schools, a range of shops, restaurants, pubs and a Reservoir which is ideal for sailing.

The property is located on the A371 which gives good access around Somerset and to the M5 motorway via the A38 at Junction 22 of the M5.

The cathedral city of Wells, which is often described as England's smallest city, is only 10 miles away. The Bishop's Palace, grounds and Vicar's Close are often used in TV filming due to their picturesque nature which makes Wells a popular tourist attraction. Wells has been used as a film location for Hot Fuzz, The Huntsman: Winter's War, Elizabeth - The Golden Age, and many more.

The property is part of the Mendip District and is located on the southern edge of the Mendip Hills. Local tourist attractions in the area include Wookey Hole, Glastonbury Tor and Abbey, various National Trust sites and the West Somerset Steam Railway. Taunton, the County Town of Somerset, is located 30 miles away.

The Victorian seaside town of Weston-super-Mare is 12 miles away, the Roman and Spa city of Bath is 25 miles away and the maritime city of Bristol is 20 miles which offers a range of tourist attractions. The expansive sands at Brean and Berrow are 12 miles away. Bristol International Airport is 22 miles away. The property is ideally situated 10 miles from the M5 motorway at Junction 22 and is easily accessible to the

Quantock Hills, Somerset Levels and Exmoor National Park.

The Business

The present owners purchased the property in 2002 and developed a successful holiday letting business from 2006. The business is advertised predominantly via their website: www.cheddarbridge.co.uk which encompasses the touring park next door along with booking agents to promote the holiday lets. In addition, there are high levels of occupation and repeat business of approximately 25%.

The Cottages have been converted to a high standard and refurbished in a contemporary style with white bathroom suites and wall mounted smart televisions. There is potential to convert the double garage in the courtyard into an additional holiday letting cottage, subject to gaining the relevant planning consents.

Next to the river across the bridge is a separate parcel of land which could be developed into a glamping site for one or two units if required, subject to gaining the relevant consents.

The holiday letting business is adult only and allows pets, which gives them an increase in trade due to this unique business model. The turnover year ending April 2024 was £45,911 from the letting of the three established cottages. The fourth cottage (The Courtyard) has only been available to let since March 2024. Trading information can be provided to bona fide purchasers.

The current vendors operate on a seasonal basis from March to October but a new owner could offer the cottages all year round if required.



Cheddar Bridge Bungalow

The bungalow has been refurbished to a high standard with a contemporary style and overlooks the Cheddar Yeo.

The accommodation comprises a modern, open plan kitchen/dining room with central island, shaker style kitchen cabinets, wooden flooring, space for a Range cooker, spotlights and French doors leading out to the patio area overlooking the river.

Sitting room with painted feature fireplace and French doors leading out on to the patio.

The inner hallway provides access to a shower room and Bedrooms 1, 2 and 3. Bedroom 3/study leads into a utility room which in turn, leads to bedroom 4 with bi-fold doors leading out to the rear decking area.

Bedroom 1 has an en-suite bathroom, a wooden floor, built in cupboards, a window to rear overlooking the river and French doors leading out on to the patio area.

There is potential to make a self-contained annexe for a dependant relative or an additional holiday letting cottage from bedroom 3/study, the utility room and bedroom 4 because it has a separate access door from the front courtyard into the utility room.

To the rear of the property is a decking area/patio which overlooks the river and has been landscaped for low maintenance with a wooden pergola and has a high degree of privacy from the guests.





Floorplan

Cheddar Bridge Cottages
 Draycott Road
 Cheddar
 Somerset
 BS27 3RJ



Total:
 5078 Sq Ft / 417.7Sq M



For illustrative purposes only - not to scale.
 The position & size of doors, windows, appliances
 and other features are approximate only.

The Cottages

The four holiday letting cottages all have a contemporary design with modern kitchens, wall mounted smart televisions, wooden flooring and white bathroom suites.

Each of the cottages are single storey with garden areas and the central courtyard is laid to formed paving with allocated parking spaces for each of the cottages.

The Mendip

Semi-detached cottage providing an open plan sitting/dining room with a vaulted ceiling, ceramic tiled floor and French doors leading out on to a private courtyard to side. Bedroom with en-suite shower room. Outside an enclosed garden with seating for guests laid to low maintenance of gravel. (Sleeps 2).



The Mendip

The Courtyard

Newly developed in 2024, the cottage accommodation comprises a hall, open plan sitting/dining room and kitchen area with vaulted ceiling, exposed roof trusses and French doors leading out on to an enclosed garden area laid to patio with seating for guests. Two bedrooms (one with an en-suite shower room) and separate shower room. (Sleeps 4).

The Annexe

Adjoining the main bungalow, the cottage accommodation provides an open plan sitting/dining room/kitchen area and bedroom with en suite shower room. Enclosed garden to front laid to low maintenance with patio, garden seating for guests and gravelled area. (Sleeps 2).



The Courtyard



The Mendip



The Mendip



The Courtyard



The Annexe

The Riverside

Adjoining the main bungalow, the cottage accommodation comprises a kitchen, sitting room with vaulted ceiling, exposed roof trusses and bi-fold doors leading out to a decking area with seating overlooking the river. Bedroom and shower room. (Sleeps 2).

Outside

The property is set in 0.5 acres of gardens and grounds.

Within the courtyard is a double garage measuring 9.14m x 4.19m which has the potential to be converted into a single storey holiday letting cottage, subject to gaining the relevant planning consents.

Laundry room located within the central courtyard with coin operated commercial washing machines and dryer, a stainless-

steel sink unit and store used for housing the linen, extra equipment and cleaning products.

On the opposite bank of the river is a separate parcel of land used for parking with a workshop building which comprises a log store, workshop and machinery store.

There is an additional parcel of land over the bridge which adjoins the river and has the potential to be used for additional parking, an outbuilding or for glamping units if required.



Method of Sale

The property is offered for sale by private treaty, inclusive of trade inventory to include furnishings, equipment, fixtures and fittings in relation to the business, excluding any personal items.

Tenure & possession

The freehold interest is being offered for sale with vacant possession available on completion.

Services

All mains services are connected.

EPC Ratings

Cheddar Bridge Bungalow: C
The Mendip: C
The Courtyard: C
The Annexe: C
The Riverside: C

Local authorities

Somerset Council
www.somerset.gov.uk

Viewings

Strictly by appointment with agents
Carter Jonas.



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