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TREGONWELL ROAD, MINEHEAD, SOMERSET

The Waverley Hotel

10 Tregonwell Road
Minehead, TA24 5DT

This is a substantial 11 bedroom hotel, which is successfully run is located in the centre of Minehead town centre with 3 bedroom owners accommodation with 4 reception rooms.

Freehold

Guide Price £725,000

DESCRIPTION

Situated in Tregonwell Road where other hotels and guest houses can be found, the hotel benefits from a generous fitted kitchen/diner, 4 reception rooms, conservatory, a utility room, three owners accommodation bedrooms to the ground floor and bathroom and 9 en-suite bedrooms and 2 further bedrooms which are not en-suite one of which is currently used as a linen store. The owners' accommodation 3 bedrooms and bathroom. The property also offers a walled rear garden laid mainly to lawn, vegetable patch, covered patio area, greenhouse, timber garden shed, off road parking and garage.



ACCOMMODATION

This period property is spacious, sympathetically modernised and is very well presented throughout. In brief, this versatile accommodation comprises sliding patio doors open into the storm porch with traditional wooden entrance door which leads to a spacious entrance hallway with doors to both the guest sitting room, guest dining room, owners dining room and further door opening to rear inner hallway and kitchen. The light, well presented and spacious Guest Sitting Room has a feature high ceiling and bay window to the front. The guest Dining Room can be separated into 2 rooms, 2 windows to the front and built in cupboards in the rear dining room, door to Inner Hallway and a door to the utility room, plumbing and space for washing machine and space for tumble drier. The rear Inner Hallway gives access to the Owners' Living/Dining Room and kitchen.

The Owners' Living/Dining Room is again predominately used as an office by the current owners, a door to the owners bedroom one, which is a good size room with windows to both the side and rear. The modern fitted Kitchen Diner caters for industrial level activity, which is laid out in two halves giving one side to the area they use for cooking and the other side laid out for preparing teas and coffees, offers ample work surfaces with a comprehensive range of storage units above and below with double sink and drainer unit inset. Free standing Worcester boiler. There is a space for a family kitchen table, further two bowl stainless steel sink, two fridge/freezers, space and plumbing for dishwasher, range master gas oven, built in oven and free standing Beko free standing oven, hob and extractor over, LINCAT hot box. Window to rear, roof lantern and door to rear hall, door to the conservatory, owners bathroom and owners bedroom 2.

The conservatory has windows to both sides and patio doors opening to the patio area. Owners bathroom, shower enclosure, electric shower over, vanity unit inset wash basin, close coupled WC, heated towel rail and sky light. Owners bedroom 2 is a good size with 2 windows to the side, door to owners bedroom 3, fitted wardrobes, window to the side and rear. Doors to the rear covered seating area.

Stairs to the first floor landing, guest WC, guest bathroom, bedroom 1 without an en-suite is currently used by the owners as a linen storage room, Bedroom 2 to the rear has wonderful views towards Exmoor is currently a twin room, en-suite, shower enclosure, mains fed shower, vanity unit, inset wash basin, close coupled WC, heated towel rail and window to the side. Four further guest rooms to the front first floor landing all with superb en-suite



shower rooms, bedroom 5 has a lovely bay window feature and bedroom 7 has two windows to the front elevation. From the first floor landing the stairs rise to the second floor landing which is split, two bedrooms to the rear one benefits from a superb en-suite shower room the other with a shower room next door. Three further bedrooms, 2 bedrooms with en-suites and one bedroom to the front which is currently used as owners storage.

GARDENS & GROUNDS

The wrought iron pedestrian gate gives access to the front garden which is mainly laid to lawn and mature shrubs. a dwarf wall surrounding, a central path leads to the front door. The rear garden is enclosed by a wall offering privacy, the garden is mainly laid to lawn, raised beds, vegetable patch, greenhouse, timber garden shed, covered patio area and further patio area with space for al-fresco dining and entertaining. off road parking and a good size garage. Double wrought iron decorative gates open to Irnham Road.

DIRECTIONS

From our Minehead office, head down Bancks Street towards Irnham Road, once you approach Irnham Road, turn left and the property will be found at the bottom of Irnham Road on the left hand side.

SERVICES & OUTGOINGS

Solar Panels, gas fired central heating, mains electric, water and drainage. EPC Rating - C / Council Tax Band A



Viewing

Strictly by appointment with the agents.

9 The Parade, Minehead

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GREENSLADE TAYLOR HUNT

www.gth.net



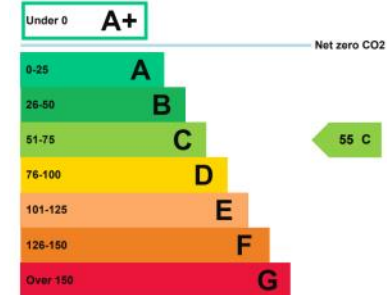
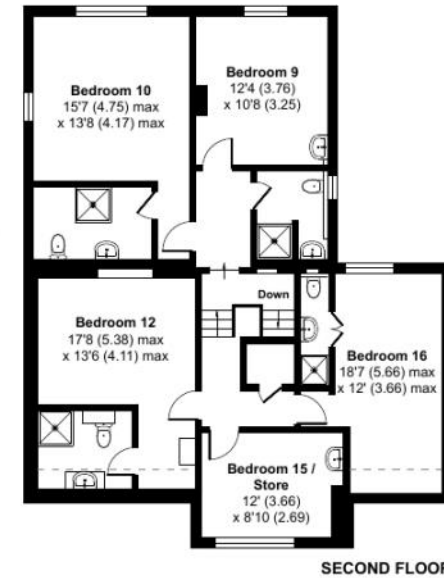
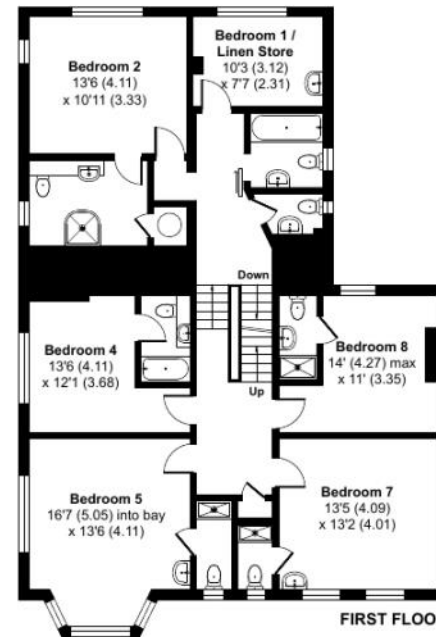
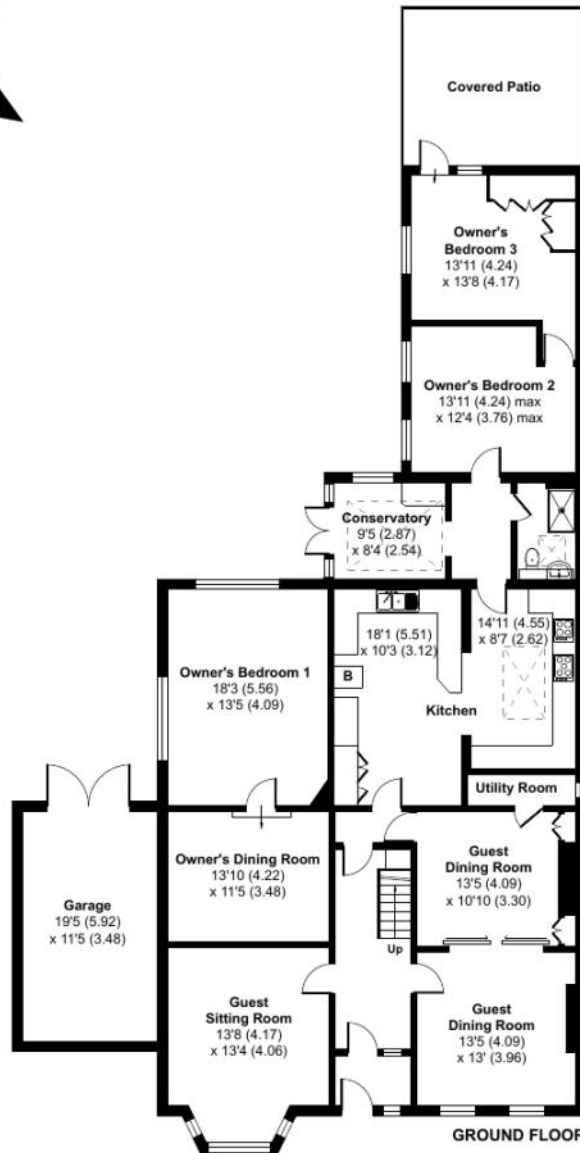
Tregonwell Road, Minehead, Somerset, TA24 5DT

Approximate Area = 4926 sq ft / 457.6 sq m (includes garage)

Limited Use Area(s) = 37 sq ft / 3. sq m

Total = 4963 sq ft / 461.0 sq m

For identification only - Not to scale



IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

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