

Coast & Country

PROPERTIES BY  
Wilkie May & Tuckwood

# CHERRY TREE HOUSE

Hopcott Road, Minehead, Somerset TA24 5SU



A beautifully appointed, detached six bedroom home finished to a high standard and offering stylish and very spacious accommodation.

# CHERRY TREE HOUSE

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An outstanding, modern, two reception room, six double bedroom detached house with two bathrooms and two shower rooms, enjoying spectacular panoramic views of The Bristol Channel, whilst overlooking the town of Minehead.



The property has spacious rooms throughout. The Family Room to the rear is magnificent and incorporates both a dining area and kitchen. In addition, it benefits from gas fired central heating and double glazing throughout and is insulated to a very high specification. Underfloor heating serves the majority of the ground floor rooms. There are solid wooden doors to all rooms, a cloakroom, utility room and en-suite facilities to two of the bedrooms. Finally, there is a garage with generous off road parking, a substantial, level rear garden with well stocked flower beds and fruit trees. This property simply must be viewed internally to appreciate the quality of construction, space and unique position.



# ACCOMMODATION



The accommodation comprises in brief: entrance through front door into, Entrance Hall; with stairs to the first floor and doors to:

**Cloakroom** - low level WC, wash hand basin, part-tiled surrounds, extractor unit and wood flooring with underfloor heating.

**Reception Room 1** - window with an aspect to the front, wood flooring with underfloor heating, ceiling coving, telephone and TV points.

**Reception Room 2** - also with an aspect to the front, wood flooring with underfloor heating, ceiling coving, telephone and TV points.

**Family Room** - this is a truly magnificent, open plan room with windows and large bi-folding doors opening to the rear garden. The kitchen is fitted with a range of modern wall and base units, one and a half bowl sink and drainer incorporated into granite work surface and integrated appliances to include dishwasher, two ovens and

wine cooler. There is also a central island with solid wood worktop with integrated five ring gas hob with stainless steel cooker hood over, base units and space for an American style tall fridge/freezer. A door leads to the,

**Utility Room** - a large room with windows and door to the rear, radiator, wood flooring, fitted matching wall and base units, stainless steel sink and drainer incorporated into work surface, space and plumbing for washing machine, space for tumble dryer, wall mounted gas fired boiler, hot water cylinder and door to the garage.

**First Floor Landing** - good-sized landing area with window to the front, stairs to the second floor and doors to,

**Bedroom One** - a spacious room with aspect to the rear with far reaching views over the Bristol Channel and door to,

**Dressing Area** - with built-in wardrobes and door to,

**En-Suite Bathroom** - fitted with a modern suite comprising bath with mixer tap, separate shower cubicle, low level WC and pedestal wash hand basin. There is also a tiled floor, tiled surrounds, heated towel rail, fitted shelving, extractor unit, built-in eaves storage and a window to the side.

**Bedroom Two** - another spacious room also with an aspect to the rear with fantastic views.

**Bedroom Three** - with an aspect to the front and door to,

**En-Suite Shower Room** - modern fitted suite comprising shower cubicle, pedestal wash hand basin and low level WC. There is also a heated towel rail, extractor unit, tiled floor and part tiled surrounds.

**Bedroom Four** - with an aspect to the front.

**Bathroom** - modern suite comprising bath with shower unit over, low level WC

and pedestal wash hand basin. There is also a heated towel rail, tiled floor, part tiled surrounds, extractor unit and window to the side.

**Second Floor Landing** - small landing area with doors to,

**Bedroom Five** - velux windows to the front and rear and built-in eaves storage.

**Bedroom Six** - velux windows to the front and rear and built-in eaves storage

**Shower Room** - modern suite comprising shower cubicle, low level WC and pedestal wash hand basin. There is also an extractor unit, tiled floor, tiled surrounds and a velux window to the rear.

# OUTSIDE

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The property is approached from Hopcott Road over a driveway shared with the adjoining property. The driveway sweeps in front of the house providing off road parking for several vehicles leading to the Integral Garage with has a powered up and over door. This area may be fully illuminated at night if desired. The remainder of the front garden is laid to lawn and also benefits from a large, well-stocked flower bed and a number

of trees and shrubs. To the rear there is a good-sized, fully enclosed gently sloping garden with a large patio area immediately outside the Kitchen/Dining room. The remainder of the garden is laid to lawn with flower and shrub borders, beds and fruit trees and a large summer house. The property benefits from security lighting, electricity and retractable water hose to the rear and a further water hose and key safe to the front and side.





## SITUATION

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Nestled between the slopes of Exmoor and the sea, Minehead is a popular and beloved coastal resort located in West Somerset. The town boasts a wide range of attractions, making it a desirable destination for both locals and tourists alike. Visitors can enjoy the beautiful beach, promenade, and harbour, as well as the stunning gardens and colourful, treelined avenue with a variety of shops and services. The area is dominated by the wooded slopes of North Hill, adding to the charm of the surroundings. Minehead is widely renowned for its exceptional natural beauty, and visitors can take advantage of the superb walking opportunities over the moorland, through the woodlands, and along the coast. With so much to offer, it's no wonder that Minehead is one of West Somerset's most treasured coastal towns.

**DIRECTIONS:** What3Words: ///enacted.roost.steamed



# FLOOR PLAN

## ACCOMMODATION

- Entrance Hall**
- Cloakroom**
- Reception Room 1** 14'11" (4.55m) x 12'1" (3.69m)
- Reception Room 2** 12'1" (3.68m) x 11'3" (3.42m)
- Family Room** 31'6" (9.59m) x 15'7" (4.75m)
- Utility Room** 10'11" (3.32m) x 9'7" (2.92m)
- First Floor Landing**
- Bedroom One** 15'7" (4.74m) x 12'8" (3.86m)
- Dressing Room**
- En-Suite Bathroom** 10'8" (3.24m) x 9'6" (2.90m)
- Bedroom Two** 15'7" (4.75m) x 12'7" (3.84m)
- Bedroom Three** 12'1" (3.68m) x 11' (3.36m)
- En-Suite Shower Room** 6'5" (1.96m) x 5'11" (1.80m)
- Bedroom Four** 12'1" (3.69m) x 11' (3.36m)
- Bathroom** 12'1" (3.69m) x 6'8" (1.96m)
- Second Floor Landing:**
- Bedroom Five** 15' (4.58m) x 12'2" (3.70m)
- Bedroom Six** 15' (4.58m) x 12'1" (3.68m)
- Shower Room**
- Integral Garage** 17'9" (5.41m) x 9'8" (2.94m)

(All measurements are approximate)

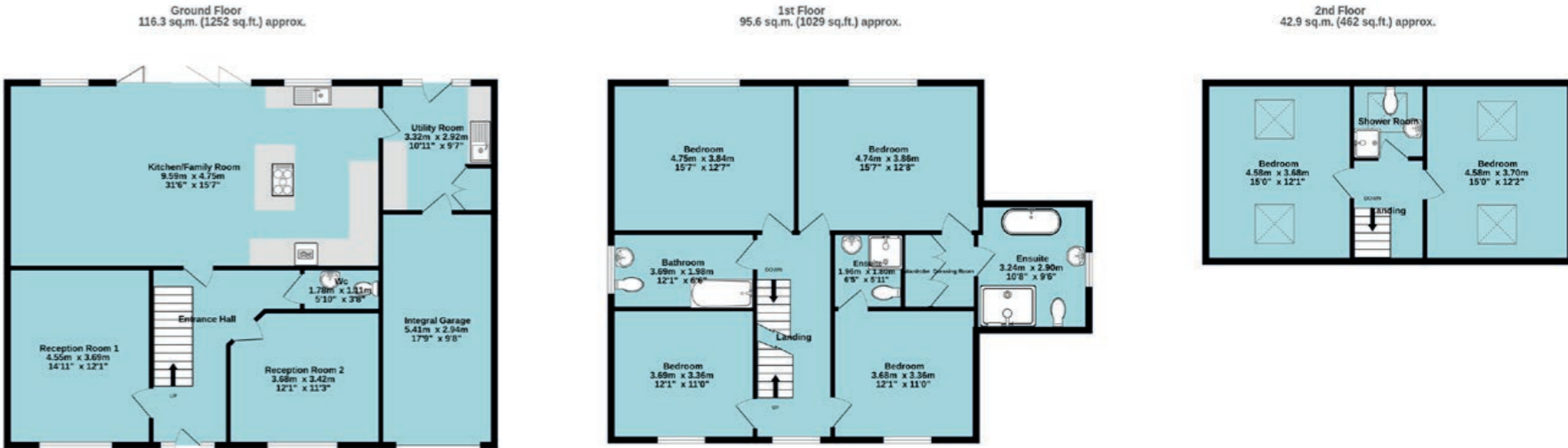
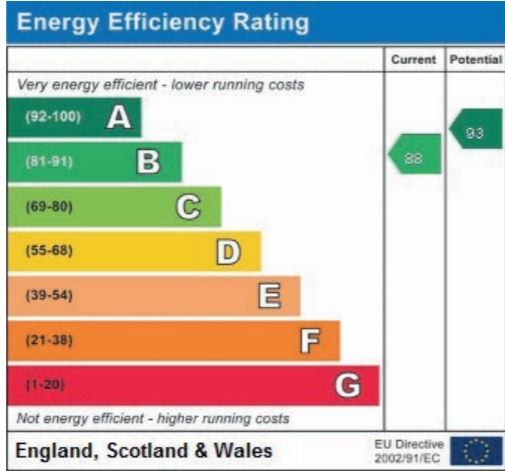
## GENERAL REMARKS AND STIPULATIONS

**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.

**Services:** Mains water, electricity and drainage are connected. Gas fired central heating.

**Council Tax Band:** G

## ENERGY EFFICIENCY RATING



**TOTAL FLOOR AREA : 254.9 sq.m. (2743 sq.ft.) 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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The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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