

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



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& Tuckwood

BUTTERCROSS

36 St. Georges Street, Dunster, Minehead, Somerset TA24 6RS



BUTTERCROSS

A most attractive four-bedroom detached period property situated in an elevated position within the sought-after medieval village of Dunster.

This lovely property retains many original features to include fireplaces, sash windows, wood panelled wall in the dining hall, American solid oak flooring and picture rails. Other benefits include gas fired central heating, a modern kitchen, a utility room, en-suite to one of the bedrooms, a garage/workshop, magnificent views towards Dunster Castle and the surrounding countryside, an attractive south facing walled garden and a further large area of garden extending to running alongside the Buttercross Community Orchard.

The property is also close to lovely walks up Grabbist Hill, up to Conygar Tower and down through the village to Packhorse Bridge and through the Dunster Deer Park.

Internal viewing is highly recommended to appreciate the spacious accommodation offered.

ACCOMMODATION



The spacious accommodation comprises in brief: stone steps rising from road level up to an attractive patio area with steps up to the front door. Entrance through front door into, DINING HALL - with window to the front, American solid oak flooring, a lovely fireplace with inset wood burning stove, oak panelled wall with oak staircase rising to the first floor, door to an inner hallway and door to, SITTING ROOM - a lovely, large triple aspect room with bay window to the front with lovely views, window to the side and window to the rear overlooking the garden with door alongside opening to the garden. There is also an attractive fireplace with inset wood burning stove and a large storage cupboard.

KITCHEN/BREAKFAST ROOM - another large triple aspect room with box bay window to the front, windows to the side and rear and a door to the rear garden. The kitchen area is fitted with a range of modern wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated tall fridge, floor standing gas fired boiler and Aga range. There is also an oak window seat fitted into the box bay window affording lovely views. There is also a door to the, INNER HALLWAY - with access to the, UTILITY ROOM - which has two windows to the side and two to the rear overlooking the garden, wall mounted gas fired central heating boiler and space with plumbing for a washing machine. There are also stairs leading down to the garage from the Inner Hallway.



FIRST FLOOR LANDING - a good-sized area with airing cupboard, door to the bathroom, door to a separate WC, stairs to the second floor and doors to,

MASTER BEDROOM - a lovely, large room with bay window to the front enjoying magnificent views towards Dunster Castle and the surrounding countryside. There are also two fitted wardrobes.

BEDROOM TWO - a large, double aspect room with windows to the front and side with lovely views, fitted wardrobe and door to an en-suite shower room.

BEDROOM THREE - another spacious room with an aspect to the front and Castle views.

SECOND FLOOR BEDROOM FOUR - a large, triple aspect room with magnificent views and door to a large eaves storage area.

GARAGE/WORKSHOP - accessed through double doors from St. Georges Street with WC, stairs to the ground floor and door to a large storeroom with door opening to St. Georges Street and window to the side.



OUTSIDE

To the front of the property there is a lovely, private, south facing sunken paved area with steps to a cobbled path lined with apple trees and lawn. Steps lead to a large open grassed area to the rear of the property alongside the Buttercross Community Orchard. This enjoys magnificent 360-degree views over the village and surrounding countryside. There are also two points of vehicular access to the garden alongside the Buttercross and orchard.

This section sweeps down to another secluded lawned garden incorporating mature fruit and ornamental trees, rose arch and well stocked borders with hard standing for vehicles and steps leading to the back door.

SITUATION: The village of Dunster is known to be one of the prettiest in England and, located on the edge of the Exmoor National Park, it is ideally situated for access to the wonderful coastline and moorland close-by. The village itself boasts a highly rated first school, church, post office and several public houses, restaurants and coffee shops. Dunster is also famous for its Castle and Yarn Market. The coastal town of Minehead is approximately 3 miles away with schools, shops and supermarkets and the County Town of Taunton is 25 miles away with access to the rail and motorway network.

DIRECTIONS: What3Words: [///repeat.straws.leotard](#)

ACCOMMODATION

ACCOMMODATION (all measurements are approximate)

DINING HALL 18' (5.49m) x 14'9" (4.5m)
SITTING ROOM 24'1" (7.35m) x 11'4" (3.44m)
KITCHEN/BREAKFAST ROOM 25'5" (7.75m) x 11'2" (3.41m)
UTILITY ROOM 12'1" (3.7m) x 5'1" (1.55m)
SECOND FLOOR LANDING
BATHROOM 7' (2.13m) x 5'1" (1.55m)
WC 5'1" (1.55m) x 3'4" (1.02m)
MASTER BEDROOM 24'1" (7.35m) x 11'4" (3.44m)
BEDROOM TWO 17'9" (5.4m) x 12' (3.66m)
EN-SUITE SHOWER ROOM 9'1" (2.78m) x 4'3" (1.3m)
BEDROOM THREE 14'3" (4.35m) x 14'2" (4.33m)
BEDROOM FOUR 26'1" (7.95m) x 14'5" (4.4m)
GARAGE/WORKSHOP 26'1" (7.95m) x 11'10" (3.62m)
WC 5'2" (1.57m) x 3' (0.92m)
STORAGE 26'1" (7.95m) x 9'7" (2.91m)

GENERAL REMARKS AND STIPULATIONS:

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

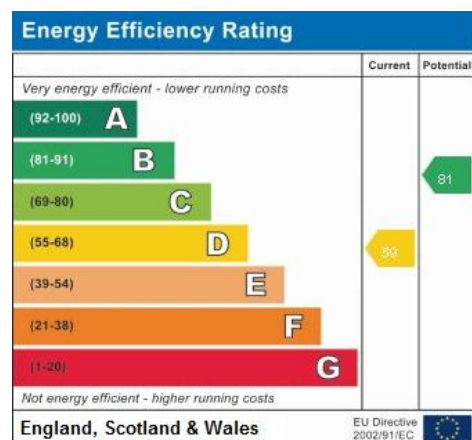
Services: Mains water, electricity and drainage are connected. Gas fired central heating.

Council Tax Band: G

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 1800 Mbps download and 220 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

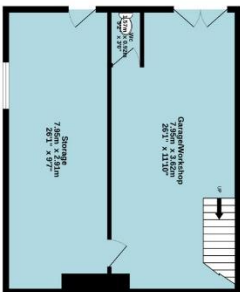
Flood Risk: Surface Water: Very low risk **Rivers and the Sea:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

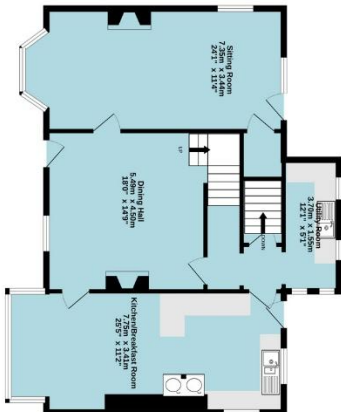


FLOORPLAN

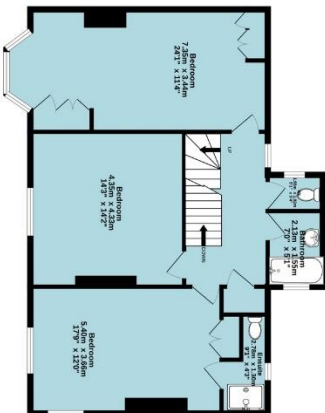
Cellar
50.9 sq.m. (544 sq.ft.) approx.



Ground Floor
83.6 sq.m. (900 sq.ft.) approx.



1st Floor
80.3 sq.m. (865 sq.ft.) approx.



2nd Floor
48.2 sq.m. (522 sq.ft.) approx.



TOTAL FLOOR AREA : 264.0 sq.m. (2842 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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BUTTERCROSS

36 St. Georges Street, Dunster, Minehead, Somerset TA24 6RS

PRICE: £750,000



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MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you. Code of Practice for Residential Estate Agents: Effective from 1 August 2011: '8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller. 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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