

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



HORSE & CROOK

19 High Street, Dunster, MINEHEAD, Somerset TA24 6SF



HORSE & CROOK

A rare opportunity to purchase a stunning Grade II listed three-bedroom house situated in the heart of the sought-after Exmoor National Park village of Dunster, offered for sale with NO ONWARD CHAIN to include the furniture.

At one time an Inn called the Horse & Crook and constructed in the early part of the 17th century with later additions, this lovely property retains many original features to include the large inglenook fireplace in the lounge, leaded light casement windows and elm flooring.

The property is located three doors down from the famous Dunster Yarn Market and all rooms with east-facing windows have views of the Yarn Market.

In recent years part of the roof has been replaced including all beams and insulation and a water sprinkler fire suppression system has been installed. Other benefits include gas fired central heating throughout, a utility room on the ground floor, a bathroom on the first floor and a shower room on the second floor together with a delightful private west facing courtyard garden to the rear.

The property used to be shop premises but the then owner obtained planning permission for change of use to residential. The property could therefore be used either as a commercial shop premises or a residential dwelling.

ACCOMMODATION



Wilkie May
& Tuckwood

The accommodation comprises in brief: steps lead up from the pavement to the large front door opening into a, PORCH – with double doors into the, LOUNGE – this is a good-sized room with two large windows to the front, slate flooring and retaining the original inglenook fireplace. A door leads through to a, STUDY – with large flat screen tv and a door through to a, LOBBY AREA – with stairs to the first floor and door to the,

KITCHEN – fitted with an electric two oven Aga, a three oven five hob electric Belling oven in matching farmhouse cream, matching washing machine and tumble dryer, two stainless steel drawer units on wheels, a display fridge, freezer and base unit with integrated sink. There is a window overlooking the courtyard garden and a door providing access to the same. A door from the kitchen also leads to a further, LOBBY AREA – with understairs cupboard and to a fitted UTILITY ROOM.



FIRST FLOOR LANDING – with stairs to the second floor and doors to the bedrooms and bathroom.

BEDROOM ONE – a lovely, large room with exposed elm floorboards, fireplace and two windows to the front affording views up and down the High Street.

BEDROOM TWO – with an aspect to the rear and attractive raised study area overlooking the garden.

BATHROOM – fitted with a modern three-piece suite comprising roll top bath, wc and wash hand basin stand.

SECOND FLOOR – small landing area with airing cupboard.

BEDROOM THREE – a large double aspect room with lovely views from the front and with some restricted head height.

SHOWER ROOM – with modern fitted suite and window to the front.



OUTSIDE

To the rear there is an attractive west facing patio garden enjoying a good degree of privacy.

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: [:///pegged.verve.looms](#)

ACCOMMODATION

(all measurements are approximate)

LOUNGE 23'4" (7.10m) x 19'2" (5.83m)

STUDY 13'2" (4.02m) x 9'11" (5.83m)

KITCHEN DINER 18'6" (5.64m) x 14'8" (4.46m)

UTILITY ROOM

BEDROOM ONE 14'7" (4.45m) x 16'8" (5.07m)

BEDROOM TWO 10'8" (3.25m) x 17'3" (5.27m)

BATHROOM 8'1" (2.47m) x 10'11" (3.34m)

BEDROOM THREE 9'1" (2.76m) x 30'2" (9.20m)

SHOWER ROOM 7'1" (2.16m) x 5'3" (1.59m)

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: C

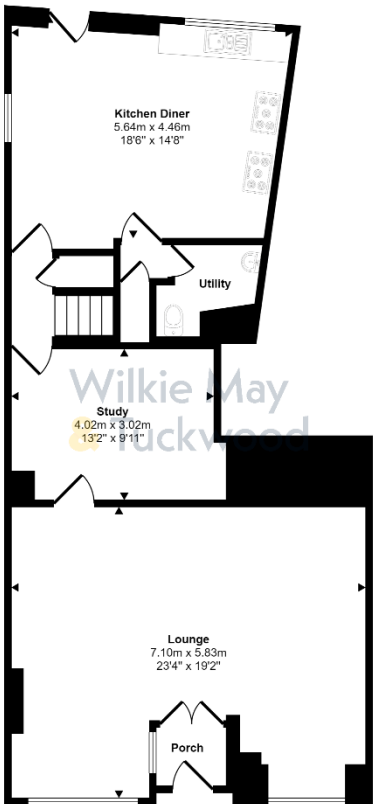
Broadband and mobile coverage: We understand that there is limited mobile coverage on the ground floor but the signal improves as you go up to the first and second floors. The maximum available broadband speeds are 80 Mbps download and 20 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

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/>

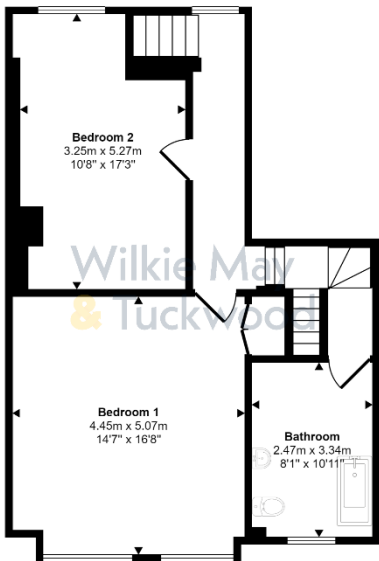
FLOORPLAN



Ground Floor
Approx 91 sq m / 981 sq ft

Denotes head height below 1.5m

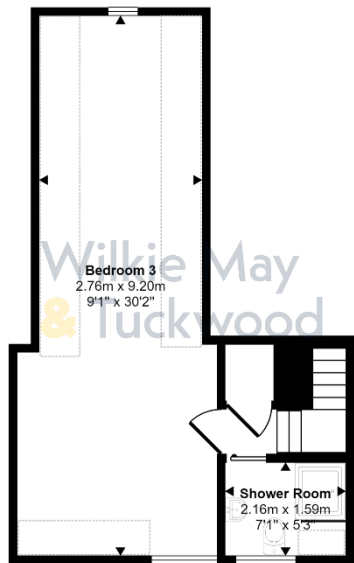
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 62 sq m / 669 sq ft

Denotes head height below 1.5m

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Second Floor
Approx 36 sq m / 387 sq ft

Denotes head height below 1.5m

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19 High Street, Dunster, MINEHEAD, Somerset

PRICE: £475,000



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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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