

# PERITON MEAD

DEVELOPMENT OF 17 NEW HOMES | MINEHEAD





# SITE PLAN



## Welcome to PERITON MEAD



Periton Mead is a brand new, high specification development of 17 new homes situated in the grounds of the old Periton Mead School in Minehead, Somerset. Constructed by Ware Developments. These homes adopt the traditional style of the original Periton Mead School building whilst also bringing a contemporary design, drawing both old and new together blending seamlessly with the rural surroundings.

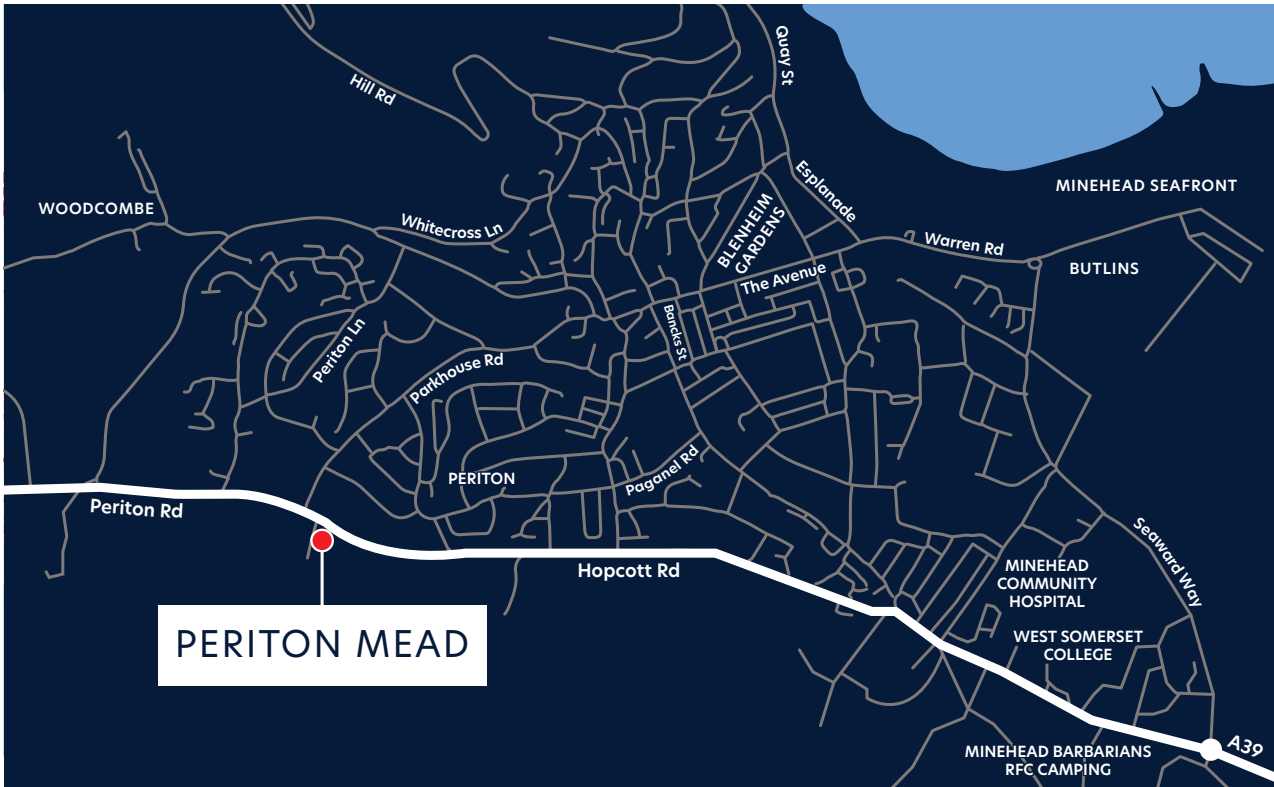




# LOCATION

Set in an elevated position on the outskirts of Minehead just outside the Exmoor National Park, the development benefits from views over the town towards The Bristol Channel whilst also enjoying a view over rolling grassland and woodland to the rear.

Each home benefits from gas fired central heating, open plan living areas, generous gardens with a minimum of 2 parking spaces per property.



# SPECIFICATION

## KITCHEN

- High quality traditional & contemporary kitchens
- Integrated appliances
- Solid worktops with matching splashbacks (Quartz in The Laurel & The Cedar)

## HEATING

- Underfloor heating to the ground floors
- Hydrogen ready gas fired boilers

## BATHROOM & EN-SUITE

- High specification white suite with wall controls (The Laurel & The Cedar)
- Tiled floors
- Tiled walls
- Walk in showers

## ELECTRICAL

- Electric vehicle charging points (The Laurel & The Cedar)
- Telephone & TV points in relevant rooms
- CMEV mechanical extraction systems
- Ceiling mounted smoke and heat detectors
- Solar panels (The Laurel & The Cedar)

## INTERNAL FINISHES

- High level insulation throughout to achieve unrivalled thermal performance
- Solid oak doors throughout

## EXTERNAL FINISHES

- Dog friendly gardens
- Slabbed pathways
- Outside taps
- Contemporary aluminium glazing (The Laurel & The Cedar)
- uPVC double glazing (The Yew, The Bay, The Oak)

Disclaimer: All specification is subject to change in line with product availability and supply chains

# 10 YEAR WARRANTY

A 10 year residential warranty covering the cost of correcting defects that may occur in any crucial structural elements of a building.





# PLOT A Floor Plan

Hallway	
Open plan Kitchen/ Dining/Living Room	9.7m x 6.9m
Bedroom 1 (with en-suite)	4.1m x 3.5m
Bedroom 2	4.3m x 3.3m
Bathroom	2.2m x 1.7m

**Total - 85 sqm** (913 sq ft)  
(All measurements are approximate)

SOLD



# PLOT B Floor Plan

Hallway	
Open plan Kitchen/ Dining/Living Room	7.7m x 4.6m
Bedroom 1 (with en-suite)	4.2m x 3.3m
Bedroom 2	4.6m x 3m
Bathroom	2.2m x 1.7m

**Total - 77.5 sqm** (834 sq ft)  
(All measurements are approximate)

SOLD



# THE YEWS PLOTS A + B

These properties are two-bedroom semi-detached bungalows and adopt the traditional style of the Periton Mead School Building and sit near the entrance to the development with views over Minehead and towards The Bristol Channel. The properties are built to a high specification, consisting of a highly insulated timber framed construction with a Newbridge

Stone outer leaf. Brick quoins under a slate roof with full uPVC double glazing with stone surrounds. Gas fired central heating throughout with full under floor heating.

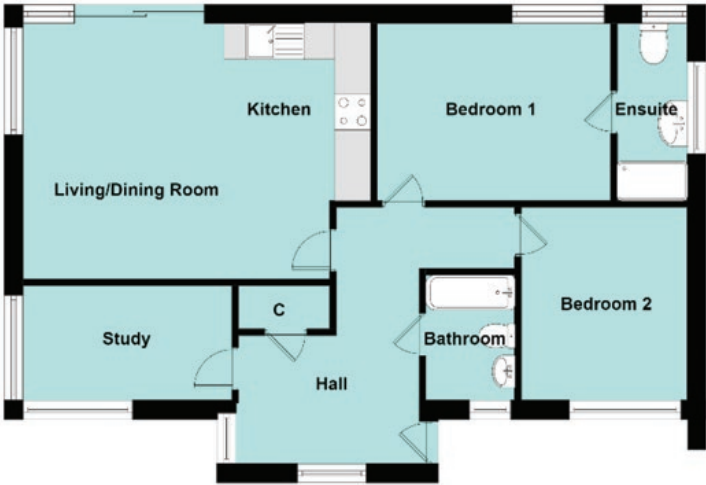
The properties benefit from an open plan living/kitchen area, two bedrooms (one with En-suite), bathroom, a generous garden and two off road parking spaces.



# PLOT C Floor Plan

Hallway	
Open plan Kitchen/ Dining/Living Room	5.9m x 5.2m
Bedroom 1 (with en-suite)	4.1m x 3.1m
Bedroom 2	3.6m x 3m
Study	3.5m x 2m
Bathroom	2.5m x 1.9m

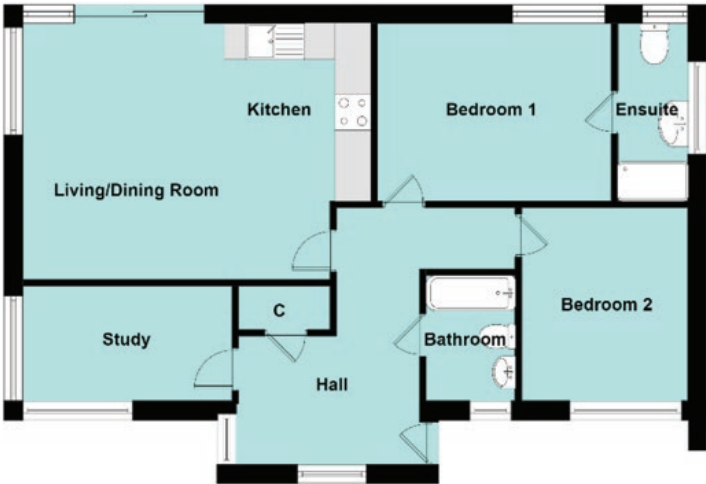
**Total - 86 sqm** (924 sq ft)  
(All measurements are approximate)



# PLOT D Floor Plan

Hallway	
Open plan Kitchen/ Dining/Living Room	5.9m x 5.2m
Bedroom 1 (with en-suite)	4.1m x 3.1m
Bedroom 2	3.6m x 3m
Study	3.5m x 2m
Bathroom	2.5m x 1.9m

**Total - 86 sqm** (924 sq ft)  
(All measurements are approximate)



# THE LAUREL PLOTS C + D

These two/three bedroom detached, single storey homes feature a contemporary design that harmonizes with the surrounding traditional architecture. Built to a high specification, they include highly insulated timber-framed construction with Newbridge stone and rendered concrete block elevations, topped with a warm flat roof and solar panels. The homes also boast powder-coated aluminium

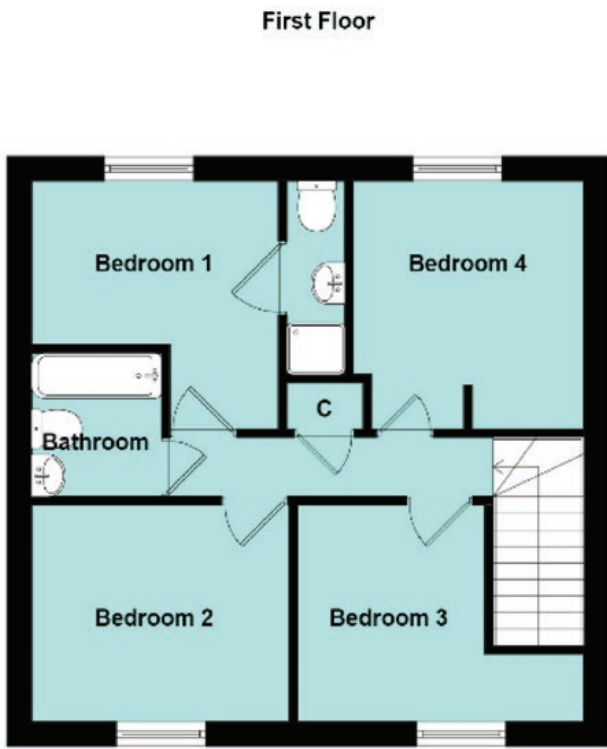
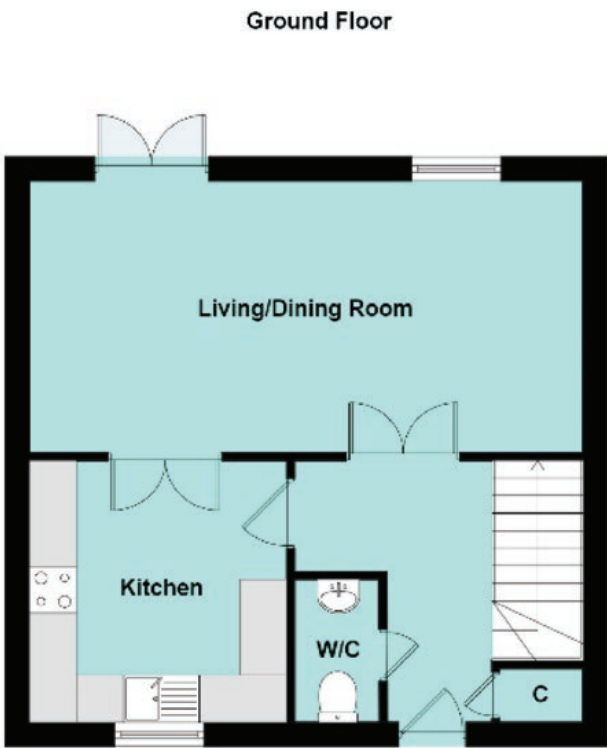
double glazing and gas-fired central heating, which fuels the underfloor heating throughout. The properties offer on open-plan living area, two bedrooms (one with an en-suite), a study, and a bathroom. Outside, each home benefits from a generous garden, lovely views and two off-road parking spaces.



# PLOTS E + J Floor Plan

Hallway	
Kitchen	3.8m x 3.4m
Lounge/Diner	7.6m x 4.2m
WC	
Bedroom 1 (with en-suite)	3.5m x 2.7m
Bedroom 2	4.1m x 2.8m
Bedroom 3	3.4m x 2.8m
Bedroom 4	3.5m x 2.9m
Bathroom	1.8 x 1.7m

**Total – 112 sqm** (1205 sq ft)  
(All measurements are approximate)



## THE BAY PLOTS E + J

There are two plots available for this design, one as an end-of-terrace and the other as a semi-detached home. These four-bedroom properties embrace the traditional style of the Periton Mead School building and are situated in an elevated position at the top of the development, providing picturesque views over woodland and Minehead. Built to a high specification, they feature highly insulated timber-framed construction with Newbridge stone elevations, a slate roof, full uPVC double glazing, and gas-fired central heating.

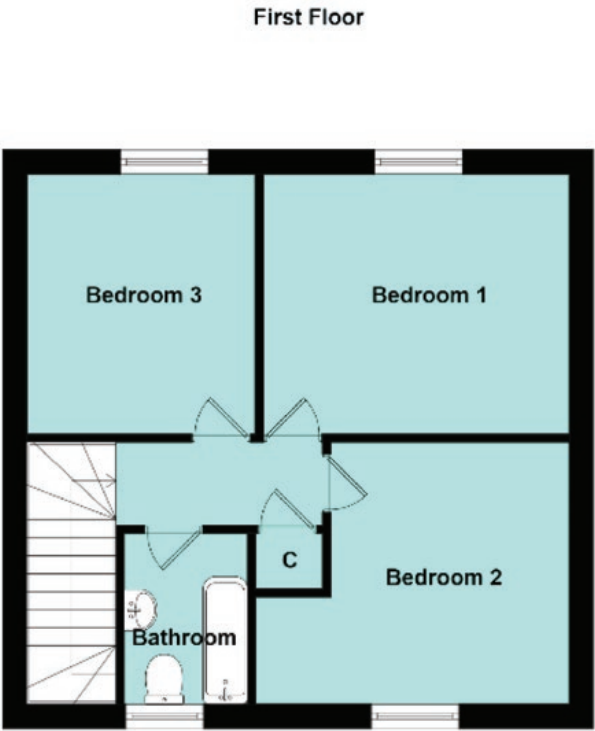
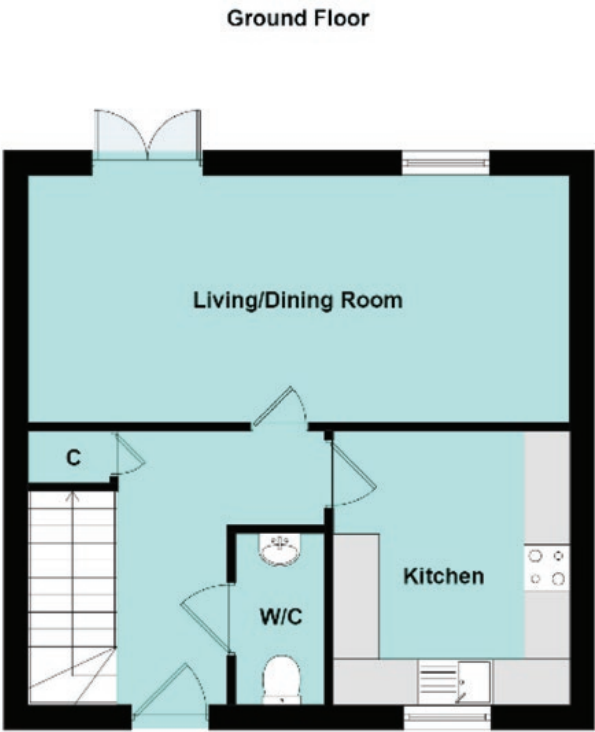
The ground floor includes a hallway with doors leading to all rooms, a kitchen with double doors to the lounge/diner, and a downstairs WC. Stairs lead to the first floor, which comprises four bedrooms, including one with an ensuite bathroom, and an additional family bathroom. Outside, each property boasts a generous garden and two off-road parking spaces.



# PLOTS F,G,H,I,K,L + M Floor Plan

Hallway	
Kitchen	3.2m x 2.9m
Lounge/Diner	6.4m x 3.1m
WC	
Bedroom 1	3.7m x 3.1m
Bedroom 2	3.2m x 2.5m
Bedroom 3	3.1m x 2.6m
Bathroom	2m x 1.8m

**Total - 80.5 sqm** (867 sq ft)  
(All measurements are approximate)



## THE OAK PLOTS F,G,H,I,K,L + M

The Oak design is available in terraced, end-of-terrace, and semi-detached configurations. These three-bedroom homes reflect the traditional design of the Periton Mead School building and are situated in an elevated position at the top of the development, offering views over open fields, woodland and North Hill. Built to a high specification, these homes feature highly insulated timber-framed construction with a combination of Newbridge

stone and rendered concrete block elevations, a slate roof, full uPVC double glazing, and gas-fired central heating. The ground floor includes a hallway with doors leading to a WC, kitchen, and lounge/diner. The first floor comprises three bedrooms and a bathroom. Each property benefits from gardens of varying sizes, depending on the plot, and has two off-road parking spaces. For more details, please refer to the site plan.



# PLOTS N + O Floor Plan

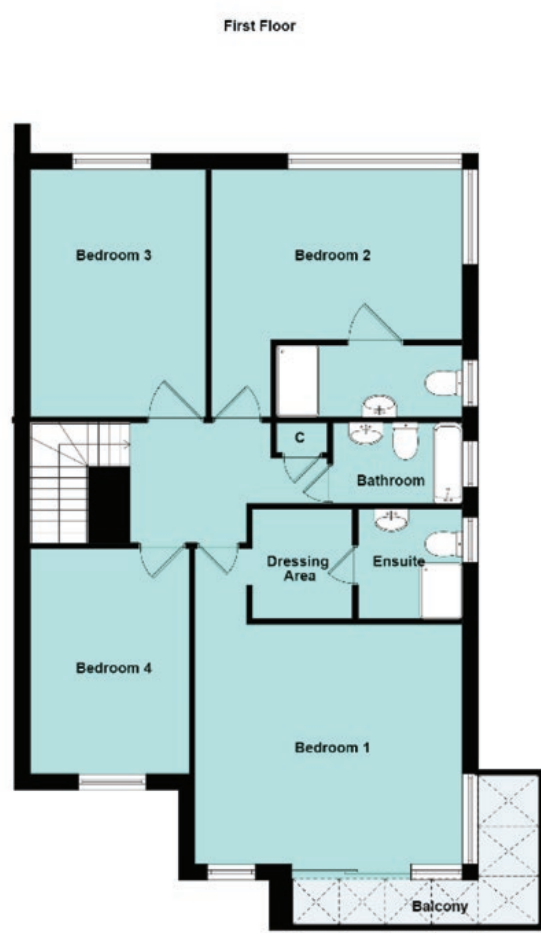
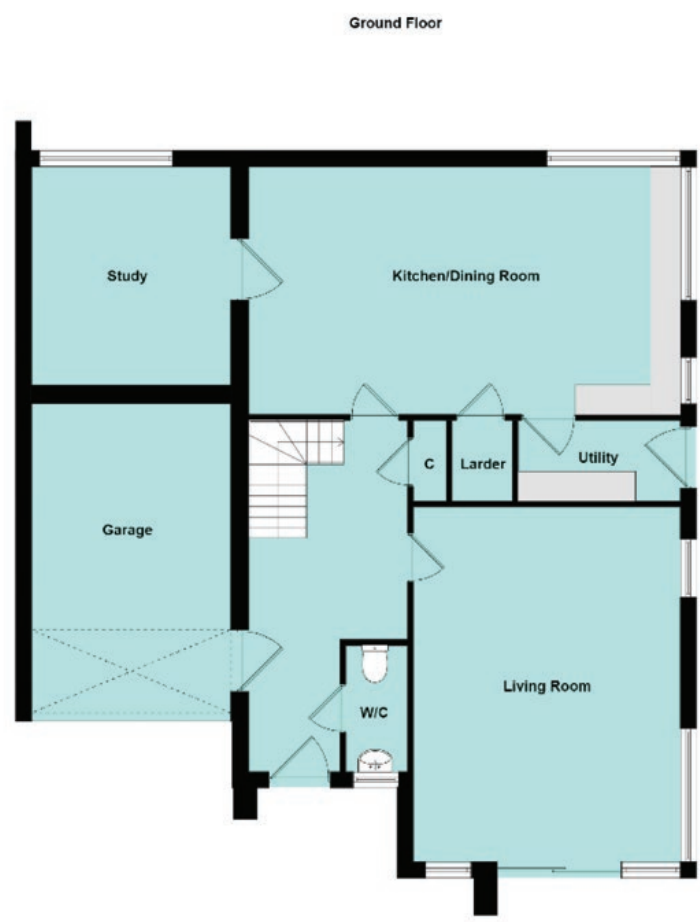
Hallway	
WC	
Kitchen/Diner	8.4m x 5.3m
Utility Room	3.1m x 1.7m
Larder	1.7m x 1.3m
Living Room	6.1m x 5.2m
Bedroom 1	
(with Dressing Room & en-suite)	5.2m x 3.7m
Bedroom 2 (with en-suite)	4.9m x 3.1m
Bedroom 3	3.3m x 2.5m
Bedroom 4	4.1m x 3.1m
Bathroom	2.6m x 1.8m

**Total - 239.4 sqm** (2577 sq ft)  
(All measurements are approximate)

### INDIVIDUAL SPECIFICATION

- Glass framed balconies
- Oak staircases with seamless glass balustrades
- Garages with electric roll over doors
- Green roof with solar panels
- Electric private gated driveway
- Large multi car driveways

SOLD



## THE CEDAR PLOTS N + O

These incredibly spacious, detached four-bedroom homes are located in an elevated position at the top of the development accessed over a private drive, they offer a contemporary design which compliments the surrounding traditional homes. Built to a high specification consisting of highly insulated timber framed construction with an external finish of Newbridge stone, Render and cladding, grey double-glazed aluminium windows and gas fired central heating to fuel under floor heating throughout the ground floor, all under contemporary sedum roofs with solar panels. These properties really do

have the wow factor with countryside views and views over Minehead, towards the Bristol Channel which can be enjoyed on the frameless glass balconies.

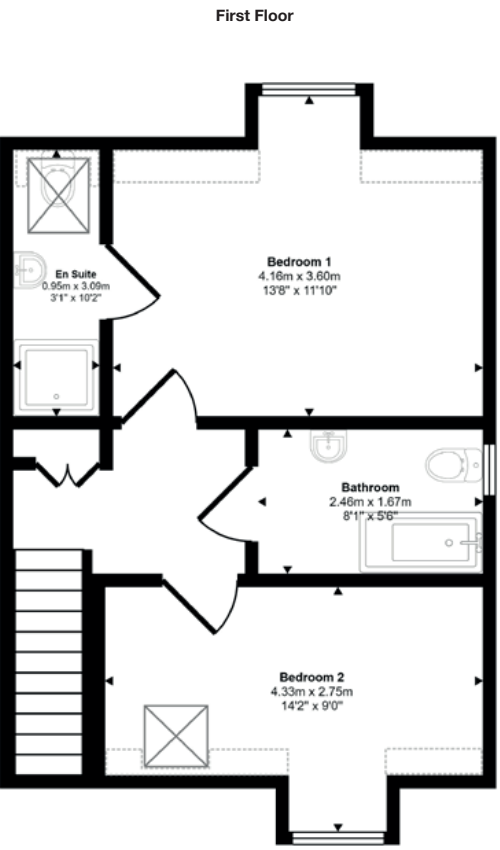
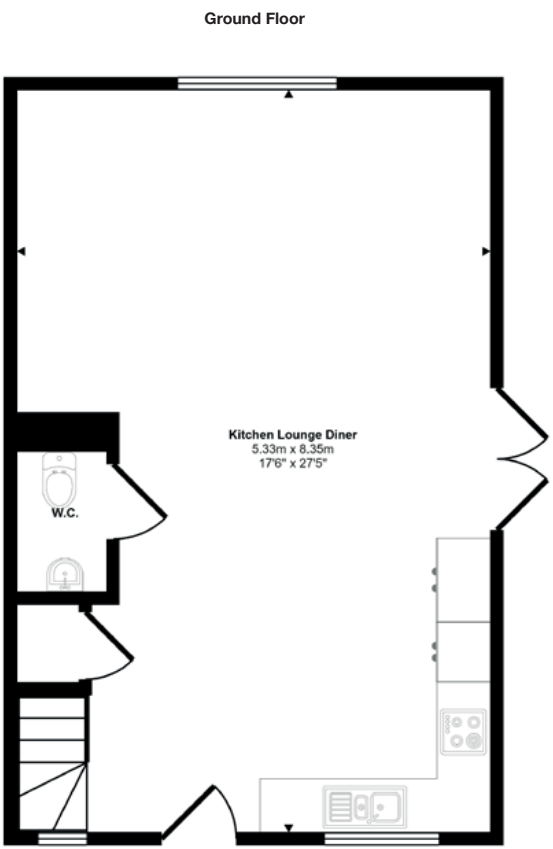
The properties comprise the following, Hallway with doors to all ground floor accommodation and garage, WC, Living Room, Kitchen/Diner, Utility, Larder and Study. To the first floor there is a Master Suite with a dressing room and Ensuite, Bedroom 2 with ensuite, two further double bedrooms and a bathroom. To the outside there are larger than average gardens backing on to farmland, Garage and off-road parking.



# PLOTS P + Q Floor Plan

Hallway	
WC	
Kitchen/Diner	5.3 m x 8.4m
Bedroom 1	4.2m x 3.6m
Bedroom 2	4.3m x 2.8m
Bathroom	2.5m x 1.7m

**Total - 83.5 sqm** (900 sq ft)  
(All measurements are approximate)



## PLOTS P + Q

Two Mews-style Cottages, each featuring modern amenities and built to the highest specifications. These charming properties offer two double bedrooms, an open-plan kitchen and living area, and two dedicated parking spaces per cottage. Cottage Q boasts a private enclosed courtyard garden, while Cottage P has access to nearby communal gardens.

Constructed with high levels of insulation throughout the timber-framed structure, the

cottages are finished with a rendered block finish, stone surrounds and a plain tiled roof. They feature full uPVC double glazing with stone surrounds and a gas-fired central heating system with full underfloor heating, ensuring a warm and energy-efficient home. These properties offer a unique opportunity to enjoy modern living in a stylish and well-constructed environment.









## Wilkie May & Tuckwood

For further information or to arrange  
a viewing please call

Minehead: 01643 704400

Watchet: 01984 634793



**Developer - Ware Developments**

Disclaimer: The particulars have been prepared in good faith to give a fair overview of the properties and details may vary. It should not be assumed that any contents, furnishings or treatments shown in photographs or computer generated images are included in the sale. Any distances referred to are given as a guide only. The information in these particulars does not constitute any part of a contract or warranty.