



Mill Lane

Dunster, TA24 6SW

Price £650,000 Freehold



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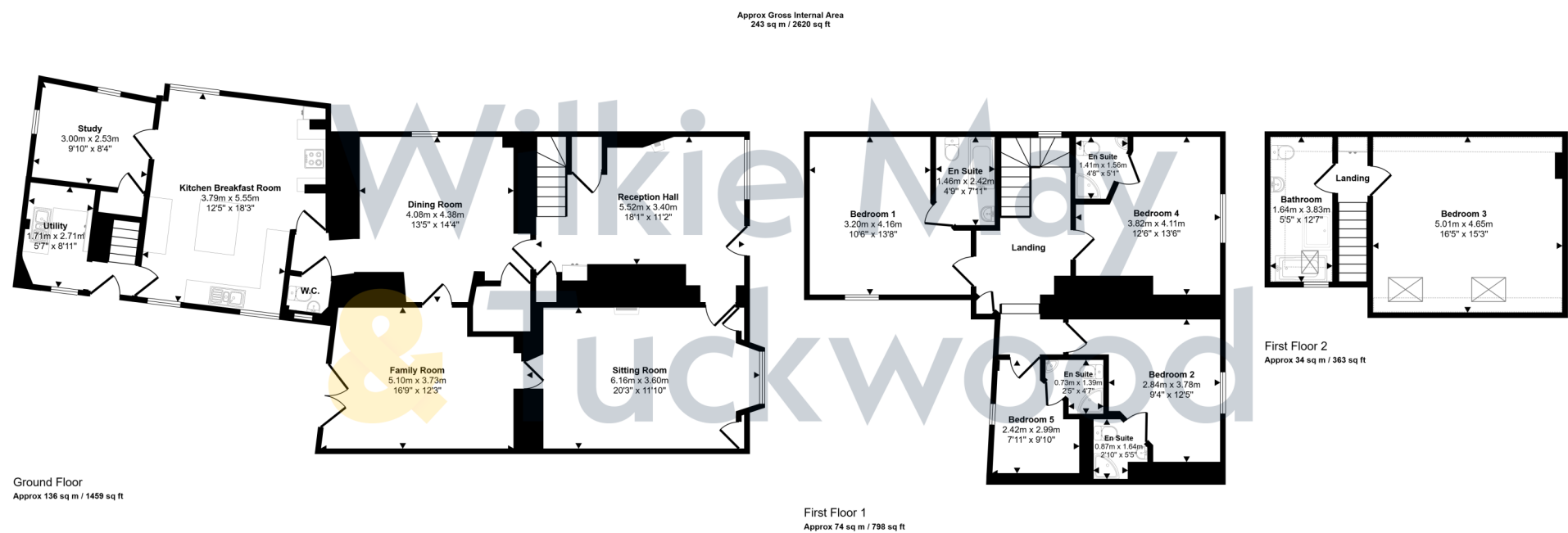
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**Wilkie May
& Tuckwood**

Floor Plan



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.

Description

A very attractive and beautifully presented, four reception room, five bedroom semi-detached cottage situated in the heart of the sought-after Exmoor National Park village of Dunster. The property has previously been run as a successful bed and breakfast business but is now a delightful family home.

Of stone construction under a pitched roof, this lovely property retains many original features to include beamed ceilings, fireplaces and window seats, whilst enjoying the modern conveniences of gas fired central heating and double glazing throughout, a modern kitchen with utility, a cloakroom, en-suite facilities to four of the bedrooms and bathroom to the fifth.

Outside there is a delightful garden with patio area and small stone built barn.

AGENTS NOTE: At the foot of the garden there is a pedestrian gateway giving access out into West Street over which the adjoining owner has a right of way for coal and logs if and when required.



Wilkie May & Tuckwood are delighted to be able to offer this very attractive village property.

The accommodation comprises in brief: entrance through front door into a delightful reception hall with stone flooring, attractive corner fireplace, two storage cupboards and stairs to the first floor. From this room, doors lead to a sitting room and a dining room. The sitting room is a lovely, large room with window overlooking the front garden, beamed ceiling and fireplace with inset wood burning stove. The dining room is a good-sized room with window to the side with window seat, a continuation of the stone flooring, a storage cupboard, door to the cloakroom and door to the kitchen breakfast room. From both the dining room and the sitting room, doors open to a family room with beamed ceiling and French doors leading out to the garden.

The kitchen breakfast room is a very attractive room with windows on either side. The kitchen area is fitted with a modern range of wall and base units, sink and drainer incorporated into work surface, space for a range cooker and space for an American style fridge freezer. A door opens to a double aspect study. A further door



opens to a fitted utility room which has a door to the garden and also has a second staircase leading to the bedroom directly above.

To the first floor there is a landing area with storage cupboard and doors to four of the bedrooms, all four of which have en-suite facilities. The fifth bedroom is accessed from the utility room and is a lovely, large room with two large windows, some restricted head height and a separate bathroom.

Outside to the front there is an attractive level garden laid to lawn with walled boundaries. The rear garden is accessed either from the family room, the kitchen or through a wooden door in West Street. Immediately outside the family room there is a private patio area leading to the remainder of the garden which is lawned with flower borders. There is also a stone-built storage barn.

Although there is no parking attached to this property, there is a car park at the bottom off Park Street which is within easy walking distance for which it is possible to obtain a residents' permit. It is also possible to park on West Street or Mill Lane.



GENERAL REMARKS AND STIPULATION

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

Services: Mains water, mains electricity, mains drainage and gas fired central heating.

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

Property Location: ~~///noble.evaded.overheat~~ **Council Tax Band:** A (owners accommodation)

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 41 Mbps download and 8 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/>

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared September 2025. 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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