



Wilkie May
& Tuckwood

Southlands, Blue Anchor

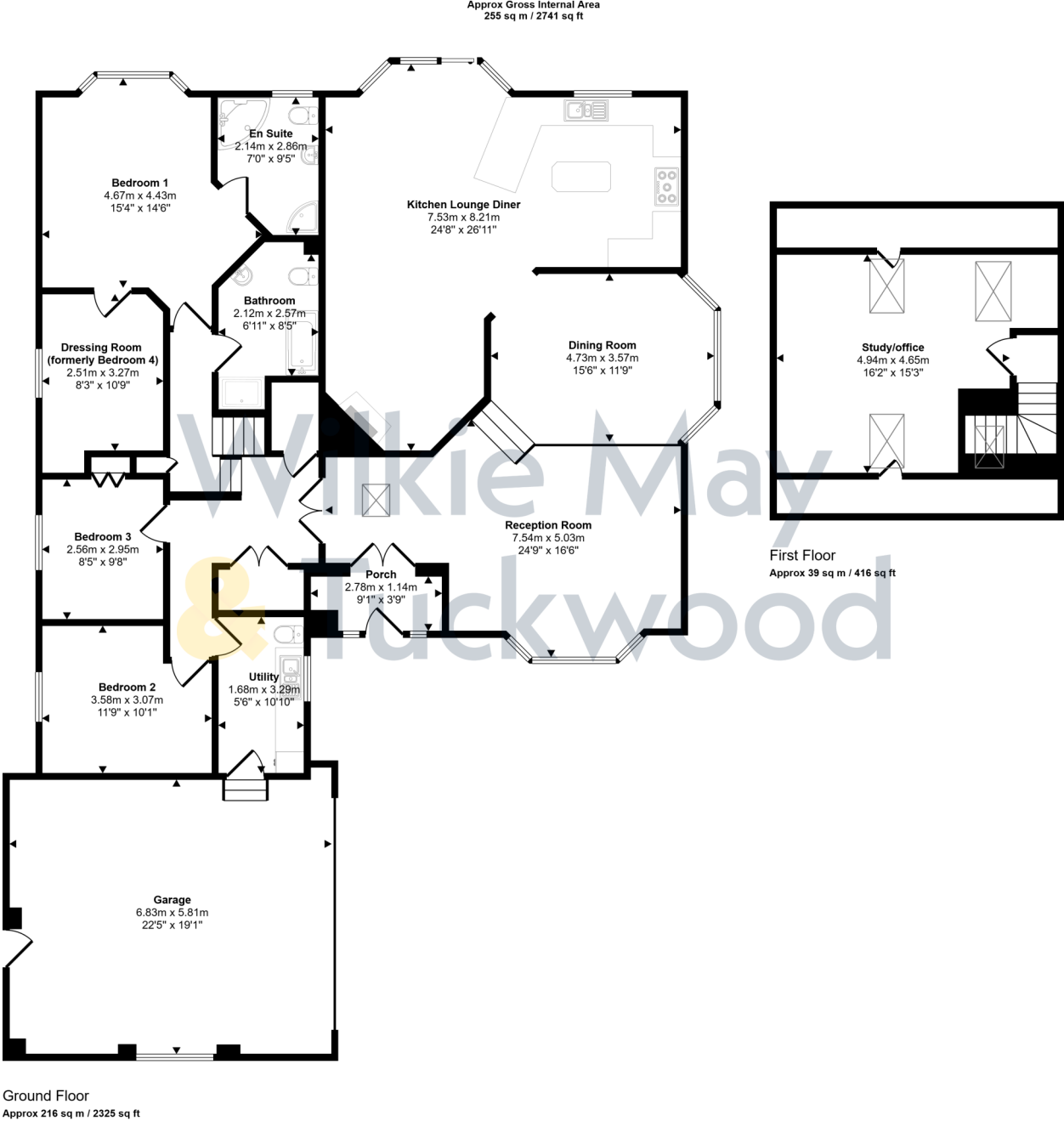
Minehead, TA24 6UZ

Price £595,000 Freehold

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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

Set in the desirable village of Blue Anchor, this stunning coastal family home boasts expansive open plan living accommodation and panoramic views. This property is a great option for providing a peaceful yet well-connected retreat, ideal for families, couples or people that want a practical space suitable for entertaining.

Of cavity wall construction under a pitched roof and benefiting from gas fired central heating and double glazing throughout, the property is offered for sale with NO ONWARD CHAIN.

- 3/4 bedrooms, one with en-suite
- Large kitchen dining room
- Two living areas and second dining area
- Off road parking
- Double garage
- Enclosed rear garden
- Viewing highly recommended
- Large first floor office/study



Enter into a generously proportioned porch. Wooden double doors lead into a striking open-plan main living area set across split levels, designed to maximize light, space, and flow. Vaulted ceilings soar above this triple-aspect space, drawing attention to the architectural interest and the seamless connection between living zones.

To the right, on the lower level, a bright and inviting lounge features a large bay window that floods the room with natural light, creating a perfect space for relaxing or entertaining. A few steps up leads to an elegant dining area, where a chandelier suspended from the high ceiling adds a touch of grandeur. This elevated dining space enjoys beautiful views, reinforcing the home's connection to its stunning natural setting. Continuing with the open-plan layout, the home opens into a second impressive lounge area; ideal for entertaining, with towering ceilings and a feature fireplace. To the left of this space is a well-equipped kitchen complete with a range cooker and extractor fan, space for an American-style fridge freezer, an integrated stainless steel sink and dishwasher, a central island, and an abundance of wall and base units. French doors provide easy access to the rear garden, allowing for effortless indoor-outdoor living.

The left wing of the property is dedicated to restful privacy, where two well-sized double bedrooms are located on the ground floor, bedroom 2 with built-in storage.



Opposite, a practical utility room is fitted with a sink, wall and base units, and space for a washing machine. There is also a separate WC and internal access to the double garage, which features electric points, shelving for storage, the property's boiler, and an electric roller door. Ascending a split-level landing, you'll find a stylish family bathroom featuring a bath, separate shower, a WC, and a wash basin. Adjacent to this is the principal bedroom, boasting a spacious walk-in wardrobe, a well-appointed en-suite with both bath and shower facilities, additional built-in storage, and a beautiful bay window overlooking the rear garden and the open fields beyond. On the top floor, a large vaulted room currently serves as a home office with extensive shelving, a dedicated desk area, and Velux windows that bring in abundant light and frame distant sea views. Externally, the home is just as impressive. A spacious driveway offers ample parking for multiple vehicles. The rear garden enjoys an open aspect with views over adjoining fields and out to the sea. A generous patio area with a pergola provides an ideal spot for alfresco dining, while steps lead up to a substantial lawned garden featuring mature shrubs and established trees, making this outdoor space as functional as it is picturesque.

This outstanding property offers an enviable combination of location, space, and design—perfect for families or those looking for a peaceful coastal retreat without compromising on style or practicality.



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: hampers.unfit.sheepish **Council Tax Band:** F

Broadband and mobile coverage: We understand that there is likely mobile coverage. 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/>

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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

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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.



Tel: 01643 704400

6 Wellington Square, Minehead, Somerset, TA24 5NH



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