



The Tanyard, Carhampton, Minehead TA24 6NG

welcome to

3 The Tanyard, Carhampton Minehead

A pretty Two/Three bedroom cottage with separate orchard, gardens, driveway, garage and summerhouse located in a quiet backwater of the popular village of Carhampton. The property offers well presented accommodation, period charm and character, viewing highly recommended.



Entrance Porch

Canopied porch with tiled floor, timber half saloon doors, part glazed stable door to;

Entrance Hall

Double glazed window to front, wood effect flooring, wall mounted fusebox, doors to;

Sitting Room

13' 5" x 10' 6" (4.09m x 3.20m)

Double glazed window to front, feature exposed beams, television aerial point, concealed fireplace with scope for re-installment, Haverland electric radiator.

Dining Room

13' 9" x 11' 5" (4.19m x 3.48m)

Double glazed window to front, feature fireplace with tiled surround, timber mantle and inset Parkray solid fuel stove, double cupboard housing hot water tank with immersion heater, stairs rising to first floor landing, Haverland electric radiator, access to;

Kitchen

10' 2" x 7' 2" (3.10m x 2.18m)

Enjoying a dual aspect with double glazed windows to side and rear, well fitted with a range of wall and base level units, woodblock effect worksurfaces incorporating inset single drainer sink unit with mixer tap, appliance space for slot in cooker with hood over, plumbing and appliance space for washing machine and slimline dishwasher, appliance space for tall fridge/freezer and tumble dryer, display shelving, tiled splashbacks.

Bathroom

White suite comprising panel enclosed bath with electric shower over and fitted screen, low level w.c., wash hand basin, electric heated towel rail, half tiled surrounds and fully tiled bath enclosure.

First Floor Landing

Feature exposed beams, storage and display shelving, doors giving access to;

Bedroom 2

14' 8" x 9' 2" (4.47m x 2.79m)

Double glazed window to front with pleasant outlook, part vaulted ceiling with exposed beams, Haverland electric radiator.

Study/Bedroom 3

10' 6" x 7' 7" (3.20m x 2.31m)

Double glazed window to rear, connecting doors to bedroom one and shower room, part vaulted ceiling with exposed beams, Haverland electric radiator.

Bedroom 1

13' 5" max x 9' 8" (4.09m max x 2.95m)

Double glazed window to front with pleasant outlook, two fitted double wardrobes, part vaulted ceiling with exposed beams, Haverland electric radiator.

Shower Room

Double glazed window to front, White suite comprising corner shower with glazed enclosure, aquapanel surrounds and electric shower, low level w.c., pedestal wash hand basin, exposed beams, electric towel rail, mosaic tile effect vinyl flooring.

Gardens

To the front of the property there is an area of garden, given over to lawn with well stocked flower and shrub borders, mature Victoria plum tree and a shared driveway gives access to a private driveway with off street parking and access to;

Garage

18' 2" x 10' 4" (5.54m x 3.15m)

An oversize single garage with metal up and over door to front, window to side and personal door opposite.

The Orchard

A delightful feature of this property is the enclosed separate former orchard which is located a few steps away from the property and is bordered by mature hedges and a fast flowing leete, gated access, assorted soft fruit trees to include cherry, pear, apple and plum trees, c.10' x 8' summerhouse with double doors and verandah which ideal as a studio or outdoor entertaining area, good quality workshop/shed, countryside views to the rear. Useful small brick built store opposite.

Agents Note

The property is very well maintained with a wealth of charm and character, ideal as a permanent residence or holiday home and benefits from a cost eco-saving electric central heating system.



Ground Floor



First Floor

welcome to

3 The Tanyard, Carhampton Minehead

- Character Cottage In Popular Village Setting
- Two Reception Rooms - Fitted Kitchen
- Two/Three Bedrooms - Bathroom & Shower Room
- Lawned Gardens - Garage - Driveway Parking
- Separate Orchard With Summerhouse & Shed

Tenure: Freehold EPC Rating: G

£299,995



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH106373



Property Ref:
MIH106373 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk