



**The Ball, Dunster, Minehead, TA24 6SD**

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## **2 The Ball, Dunster, Minehead**

Situated within the ever popular medieval village of Dunster is this spacious period four bedroom cottage enjoying views towards Dunster Castle. The property benefits from period charm & character throughout, three reception rooms, enclosed garden/yard with outbuildings. No Onward Chain!



### Front Door

Leading to

### Entrance Hall

With tiled floor, radiator, door to Rear Entrance Hall and doors to

### Lounge

19' 11" Max x 15' 3" +Bay ( 6.07m Max x 4.65m +Bay )

Windows to front and side, fitted carpet, radiator, inglenook fireplace with inset log burner set on tiled hearth, fitted display cabinet with cupboard/drawers under, fitted bookshelves with cupboards/drawers under and TV point.

### Kitchen/ Dining Room

15' 4" x 15' ( 4.67m x 4.57m )

Window to front with window seat, a range of fitted base and wall units, worktop surfaces, inset double sink unit with mixer tap, integrated fridge, space and plumbing for dishwasher, tiled flooring, exposed beams, recessed fireplace AGA and feature bread oven, door to utility and staircase rising to First Floor Landing.

### Utility Room

14' 1" x 13' 2" ( 4.29m x 4.01m )

Window to side, double doors to the Rear Entrance Hall, a range of fitted base and wall units, worktop surfaces, inset Belfast sink unit with mixer tap, space for fridge freezer, space and plumbing for washing machine, tiled flooring and inset ceiling spotlights.

### Rear Entrance Hall

With stable door leading to the rear garden, wooden flooring, a glazed roof with skylight windows, radiator and doors to

### Living Room

17' 10" x 14' 6" Max ( 5.44m x 4.42m Max )

With Vaulted ceiling, skylight windows, fitted carpet, exposed beams and radiator.

### Family Room

20' 7" Max x 13' 9" Max ( 6.27m Max x 4.19m Max )

Windows to sides, fitted carpet, two radiators, built in cupboard, telephone point and stairs rising to

### Loft Room

43' 5" x 11' 7" ( 13.23m x 3.53m )

With skylight windows, exposed beams and four radiators.

### Wet Room

With Vaulted ceiling, a modern fitted suite comprising glazed shower cubicle, vanity wash hand basin with mixer tap, low level WC, heated towel rail, tiled flooring and tiled surrounds.

### First Floor Landing

Windows to side, fitted carpet, access to roof space, radiator and doors to

### Shower Room

Window to side, a fitted suite comprising of shower cubicle, his and hers vanity wash hand basin with cupboards under, low level WC, tiled surrounds, tiled flooring, heated towel rail and door to

### Bedroom One

12' 6" +Bay x 12' 4" ( 3.81m +Bay x 3.76m )

Windows to front and side with secondary double glazing, radiator and fitted carpet.

### Bedroom Two

12' 11" x 12' 10" ( 3.94m x 3.91m )

Window to front with secondary double glazing, fitted carpet and radiator.

### Bedroom Three

12' 9" x 9' 11" ( 3.89m x 3.02m )

Window to front with secondary double glazing, radiator and fitted carpet.

### Bedroom Four

14' 1" x 5' 11" ( 4.29m x 1.80m )

Window to side with secondary double glazing, radiator and fitted carpet.

### Bathroom

Window to side, a fitted suite comprising of bath with mixer tap and shower unit over, low level WC, vanity wash hand basin with mixer tap and cupboard under, tiled flooring, tiled surrounds, airing cupboard with hot water cylinder and shelving and heated towel rail.

### Outside

The property has a small area of walled garden at the front looking out across a narrow green and down to the central street in the village. The rear garden/yard is approached off the village lane via double gates giving access to enclosed garden/yard. The garden/yard encompasses a range of outbuildings, parking area and a grassed area. There are two conjoined timber open front barns and a lean-to building, Attached behind the property is a good-sized store and opposite it is a lean-to log store.

### Location

The village of Dunster is known to be one of the prettiest in England and located as it is 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 primary school, church and several public houses and restaurants. Dunster is also famous for its Castle and Yarn Market. The coastal town of Minehead is approximately 3 miles away which its schools, shops and supermarkets and the County Town of Taunton is 25 miles away with access to the rail and motorway network.

### Council Tax Band

C

### Agents Note:

The property is Grade II Listed according to the Historic England website.

We are aware that there are restrictions held on the land registry title and that there are current outstanding planning enforcement matters affecting this property with Exmoor National Park. Please contact the branch for more information in the first instance. Please also ensure you make your own enquiries in conjunction with your conveyancer/legal representative to satisfy yourself that the property transaction will meet your requirements in terms of time frames and financial arrangements.



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## 2 The Ball, Dunster, Minehead

- Popular Medieval Village of Dunster
- Period Four Bedroom Spacious Cottage - Views of Dunster Castle
- Three Reception Rooms - Four Bedrooms
- Gas Central Heating - Outbuildings - Attached Store
- Enclosed Rear Garden/Yard - Off Street Parking

Tenure: Freehold EPC Rating: C

**£550,000**



Please note the marker reflects the postcode not the actual property

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