



The Barn, Woodcombe, MINEHEAD TA24 8SB

welcome to

The Barn, Woodcombe, MINEHEAD

WOODCOMBE - Four Bedroom 17th Century barn converted in 1980 with PADDOCKS of 2.38 ACRES and excellent OUTBUILDINGS including a 40' Stone Barn (potential to convert) and Double Garage with Games Room again with scope for conversion to further accommodation - NO CHAIN



Ground Floor Entrance Porch

Spacious glazed entrance porch with tiled floor and part glazed door to;

Entrance Hall

19' x 8' (5.79m x 2.44m)

Polished wood floors, stairs to first floor landing, three radiators, attractive timber doors to;

Bedroom One

19' 8" x 10' 3" (5.99m x 3.12m)

Two double glazed windows to front, fitted triple wardrobe with oak doors, television aerial point, two radiators, coving, door to;

En-Suite Bathroom

Double glazed window to side, White suite comprising panel enclosed bath, low level w.c., vanity wash hand basin, tiled surrounds, heated towel rail, shelved storage cupboard, coving.

Bedroom Two

12' 10" x 11' 3" (3.91m x 3.43m)

Double glazed window to front, polished wood flooring, radiator, coving.

Bedroom Three

13' 6" x 10' 10" (4.11m x 3.30m)

Double glazed window to front, radiator, coving.

Bedroom Four

12' 9" x 11' 6" (3.89m x 3.51m)

Double glazed window to side, radiator, coving.

Bathroom

White suite comprising panel enclosed 3/4 bath with mixer tap and shower attachment, separate oversize shower with glazed enclosure, low level w.c., vanity wash hand basin, tiled surrounds, tiled floor with underfloor heating, heated towel rail, recessed downlighters.

First Floor

Sitting Room

19' x 17' 6" (5.79m x 5.33m)

Enjoying a dual aspect with double glazed window to rear and two double glazed windows to front with far reaching countryside views, focal point fireplace, wall light points, three radiators, coving.

Dining Room

13' 7" x 11' 9" (4.14m x 3.58m)

Double glazed window to front with countryside views, polished wood floors, radiator, archway to kitchen.

Orangery

14' x 12' 4" (4.27m x 3.76m)

A lovely room, glazed to front, side and rear with glass vaulted ceiling and glazed double doors opening onto the roof terrace with wonderful views, tiled floor, power points.

Kitchen

13' 5" x 7' 3" (4.09m x 2.21m)

Dual aspect with double glazed windows to side and front again with countryside views, fitted range of cream wall and base level units, granite effect worksurfaces, inset sink unit, appliance space for range style cooker with hood over, plumbing for washing machine and dishwasher, appliance space for fridge/freezer, shelved pantry, glazed display cabinets, panelled and tiled surrounds, polished wood floor, recessed downlighters.

Rear Lobby

Stable door to rear which gives lane access to the barn and paddocks opposite, polished wood floor, radiator, door to;

Cloakroom

Double glazed window to rear, White suite of low level w.c. and vanity wash hand basin, polished wood floor, radiator.

Outside

Stone Barn

40' x 15' 8" (12.19m x 4.78m)

Twin sets of double doors to front and side, power and light, internal store room, re-roofed with high vaulted ceiling and mezzanine storage area, suitable for a wide variety of uses with potential for further living accommodation (subject to the necessary consents). To the rear there are two further stone built stores.

Double Garage

18' 9" x 15' 8" (5.71m x 4.78m)

Two up and over doors to front (one powered), two windows to rear, power and light, courtesy door to side giving access to covered passageway with wrought iron gates to driveway, access to courtyard and door to;

Games Room

18' 6" x 16' 9" (5.64m x 5.11m)

Two windows to rear, power and light, access to loft storage space, offering great scope for home office, study, additional accommodation or conversion to a further double garage if desired.

Courtyard Gardens

Enclosed courtyard gardens with mature plants and shrubs surrounding, hidden sitting area with exposed stone wall surround and further raised sitting area to side with gravel areas.

Driveway

To the front of the garage and games room there is a driveway affording off street parking for three-four vehicles with space to side to expand the driveway if desired. In addition ahead of the stone barn there is a further block paved parking area.

Paddocks

The paddocks are divided into two attractive enclosures, both with water supplies and extending in all to 2.38 acres, the lower paddock is broadly level with two field shelters, the upper paddock slopes to the North with an additional open fronted shelter. The land has outstanding views over the surrounding countryside and particularly across Minehead and Woodcombe to Hopcott, Grabbist & North Hill. The land has easy access to nearby bridlepaths which in turn offer excellent out-riding and walking onto North Hill with access to miles of bridleways and footpaths across the Exmoor National Park.

Agents Note

the sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the timescales involved.

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The Barn, Woodcombe, MINEHEAD

- Stunning Barn Conversion In Woodcombe
- Three Reception Rooms - Four Bedrooms
- Roof Terrace - Courtyard Gardens - Double Garage
- Games Room - 40' Stone Barn - Extensive Parking
- Paddocks extending to 2.38 Acres - North Hill Access

Tenure: Freehold EPC Rating: D

£695,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106481 - 0006

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fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



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