



Winsford, Minehead, TA24 7JE

welcome to

The Old Winsford Garage, Winsford

Located in the heart of the Exmoor National Park within the attractive village of Winsford is this unique opportunity to acquire this well presented detached timber framed bungalow with a commercial garage/workshop whilst enjoying views over the River Exe & local farmland to the rear.



The Property

An opportunity to acquire this superb property comprising of a spacious detached commercial Workshop/Garage with a utility room/separate WC, gym/office and two store rooms. The workshop/garage is formerly the village garage/filling station and is 'Class E' use for Commercial, Business and Service. (For further details please contact the branch). To the front of the workshop/garage is a forecourt offering ample off road parking.

To the rear is a well presented detached 'Devon Lady' timber framed bungalow which has been modernised by the current owners benefitting from oil fired central heating, double glazing, photovoltaic solar panels with two 10 kilowatt storage batteries. The bungalow enjoys well maintained gardens and stands above the River Exe to the rear boundary whilst taking in lovely views over local farmland.

The property is located within the sought after attractive village of Winsford in the Exe Valley where the River Exe and the Winn Brook meet. There is a parish church, village hall and the famous Royal Oak Inn, which provides an in-house village shop. There are also tennis courts and a cricket pitch in the village. Nearby Dulverton provides a good range of day-to-day shopping facilities and Tiverton 20 miles away provides more extensive facilities, access to the M5 and mainline train connections to London. Exeter airport is approximately 39 miles to the south. Situated within the Exmoor National Park, the property is very well placed to take advantage of the walking and riding on the moorland slopes and river valleys.

The Bungalow

Double Glazed Front Door Leading to

Utility Room

12' 8" max x 10' max (3.86m max x 3.05m max)

Double glazed window to side, a range of fitted cream coloured base and wall level units, built in boot cupboard, worktop surfaces, inset stainless steel sink unit, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, tiled splashbacks, extractor unit, radiator, oil fired boiler serving the domestic hot water and central heating systems, doors to

Bathroom

Double glazed window to side, a fitted white suite comprising panelled bath with shower unit and rainwater shower head over, fitted shower screen, vanity wash hand basin with cupboard under, low level WC, heated towel rail, extractor unit, part tiled surrounds, vinyl floor.

Kitchen/ Breakfast Room

18' 1" max x 10' 4" max (5.51m max x 3.15m max)

Double glazed windows to front, a range of cream coloured base and wall level units, worktop surfaces, inset one and half bowl stainless steel sink unit, space and plumbing for dishwasher, integrated oven, integrated microwave, inset gas hob with cooker hood over, integrated fridge freezer, tiled splashbacks, radiator, vinyl floor, door to

Inner Hall

With fitted carpet, radiator, built in airing cupboard, access to roof space, air conditioning unit, doors to

Lounge

22' 9" max x 12' 9" max (6.93m max x 3.89m max)

Double glazed window to rear enjoying views overlooking the River Exe and local farmland, double glazed door leading to the rear garden, fitted carpet, radiator, decorative feature fireplace with electric fire.

Bedroom One

14' 11" max x 9' 11" max (4.55m max x 3.02m max)

Double glazed window to rear enjoying views over the River Exe and double glazed window to side, fitted carpet, radiator, fitted Sharp wardrobes, built in cupboard with shelving.

Bedroom Two

11' 8" max x 10' 9" max (3.56m max x 3.28m max)

Double glazed windows to front and side, fitted carpet, radiator.

Bathroom

Double glazed window to front, a fitted white suite comprising shower cubicle with rainwater shower head over, tiled surrounds, vanity wash hand basin with cupboard under, low level WC, extractor unit, heated towel rail, vinyl floor.

Outside

To the front is an enclosed Resin driveway with access to the garage/workshop, timber gate to the side of the bungalow

gives access to the rear garden. To the left of the bungalow the oil tank is located and a gate giving access to the rear garden.

To the rear is a well maintained garden standing above the River Exe to the rear boundary and comprises of a decked seating area ideal for alfresco dining whilst taking in the lovely views, flower and shrub beds, paved pathway leads along the rear of the bungalow, steps lead to a lower paved patio, laid to lawn, mature trees, a further paved patio, outside power point, timber garden shed with electric.

Detached Garage/ Workshop

36' 8" x 28' 7" (11.18m x 8.71m)

Two concertina doors to front, water and power, doors to.

Utility Room

12' 9" x 4' 2" (3.89m x 1.27m)

Double glazed window to rear, fitted base and wall level units, worktop surfaces with stainless steel sink unit, space and plumbing for washing machine, vinyl floor, door to

W.C.

With low level WC, pedestal wash hand basin, extractor unit, vinyl floor.

Store Room

11' 2" x 10' 5" (3.40m x 3.17m)

Windows to side and rear, door to rear.

Store Room Two

17' 6" max x 16' 3" max (5.33m max x 4.95m max)

Up and over door to side, door to garage/workshop, door to

Gym/ Office

18' 9" x 8' 10" (5.71m x 2.69m)

Double glazed window to front and window to side, door to side, door to garage/workshop, solar panel controls with two 10 kilowatt storage batteries.

Outside

To the front is a good size forecourt offering ample off road parking, double timber gates to the side give access to the bungalow.

Council Tax Band

A



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welcome to

The Old Winsford Garage, Winsford

- Heart of the Exmoor National Park
- Detached Timber Framed Bungalow - Well Presented Accommodation
- Two Bedrooms - Well Maintained Gardens
- Kitchen/Dining Room - Utility Room - Two Bathrooms
- Commercial Detached Garage/Workshop - Ample Off Road Parking

Tenure: Freehold EPC Rating: C

guide price

£575,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
MIH106689 - 0004

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