



**The Orchard, Withycombe, Minehead, TA24 6FE**

**welcome to**

**Foxwelp House, The Orchard, Withycombe**

Situated within the ever popular West Somerset village of Withycombe is this beautifully presented modern attached four double bedroom family residence enjoying views towards Dunster Deer Park. The property benefits from Calor gas central heating, double glazing, enclosed garden & off road parking.



## Double Gazed Front Door

Leading to

## Entrance Hall

With LVT flooring, radiator, built in understairs cupboard, staircase rising to first floor landing, doors to

## Cloakroom

Double glazed window to front with shutter blinds, radiator, low level WC, wash hand basin with mixer tap, inset ceiling spotlights, extractor unit, LVT flooring.

## Lounge

21' 9" x 11' 11" ( 6.63m x 3.63m )

A dual aspect room with double glazed windows to front and side with shutter blinds, two radiators, fitted carpet, SAT/TV/Radio points.

## Kitchen/ Dining Room

21' 9" max x 13' 3" max ( 6.63m max x 4.04m max )

Double glazed window to front with shutter blinds, double glazed window to side and double glazed patio doors to the rear garden, a range of grey coloured base and wall level units, woodstone grey compact laminate worktop surfaces, inset sink unit with mixer taps, inset AEG induction hob with splashback and cooker hood over, two integrated AEG ovens, integrated Electra fridge freezer, integrated Electra dishwasher, wall mounted ideal gas boiler in matching cupboard, radiator, LVT flooring, inset ceiling spotlights, door to

## Utility Room

6' 4" x 4' 9" ( 1.93m x 1.45m )

A range of grey coloured base and wall level units, woodstone grey compact laminate worktop surface, radiator, LVT flooring, extractor unit, inset ceiling spotlights, space and plumbing for washing machine, space for tumble dryer.

## First Floor Landing

With fitted carpet, contemporary Oak & glass staircase, access to roof space, built in airing cupboard, doors to

## Bedroom One

12' 4" x 11' 3" ( 3.76m x 3.43m )

Double glazed window to rear with shutter blinds with views towards local countryside, fitted carpet, radiator, door to ensuite.

## Ensuite

A modern fitted suite comprising walk in shower with rainwater shower head, extractor unit, low level WC, wash hand basin with mixer tap, heated towel rail, LVT flooring, shaver point, extractor unit, inset ceiling spotlights.

## Bedroom Two

Double glazed window to front with shutter blinds enjoying views towards Dunster Deer Park, radiator, fitted carpet.

## Bedroom Three

10' 11" max x 10' max ( 3.33m max x 3.05m max )

Double glazed window to front with shutter blinds, fitted carpet, radiator.

## Bedroom Four/ Dressing Room

10' 8" max x 10' max ( 3.25m max x 3.05m max )

Double glazed window to front with shutter blinds, fitted carpet, radiator.

## Bathroom

Double glazed window to front with shutter blinds, a modern fitted suite comprising panelled bath with shower unit over and fitted shower screen, extractor unit, low level WC, vanity wash hand basin with drawer unit under, heated towel rail, shaver point, inset ceiling spotlights, LVT flooring.

## Outside

To the front there is flower and shrub beds with pathway leading to the slate tiled canopy porch leading to the front door.

To the rear is an enclosed garden with fence boundaries comprising a paved patio immediately to the rear of Kitchen/Dining room making an ideal area for alfresco dining, outside water tap, outside

lighting, laid to lawn with flower and shrub beds, timber garden shed. a paved path leads to the rear of garden with timber gate giving access to parking area,

Located to the rear of the property is a gravelled parking area providing off road parking for 3 vehicles. There are provisions to provide electricity for an electric car charging point subject to a qualified electrician completing the necessary works. Next to the parking area is the communal Calor gas tank which serves all three properties.

## Location

The parish of Withycombe is a small rural parish in West Somerset which straddles the boundary of the Exmoor National Park; it includes the two settlements of Withycombe and Rodhuish. The village benefits from a community village hall, and the stunning Church of St Nicholas which dates from the 13th century. Withycombe has easy access onto the A39 at the end of Lower Street where two bus stops can be found offering access in both directions and within approximately a mile or so of the village of Carhampton where there is a public house, village hall and church. West Somerset's premier resort of Minehead has an excellent range of shopping, banking and recreational facilities and is approximately 5 miles and the county town of Taunton which has mainline rail connections and access to the motorway network is approximately 20 miles to the south east. For those who enjoy exploring the countryside there are superb walks close by at Dunster Deer Park and the Brendon, Quantock and Exmoor Hills any the many beauty spots of the area are all close at hand.

## Council Tax Band

D



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welcome to

## Foxwelp House, The Orchard, Withycombe

- Ever Popular Village of Withycombe
- Modern Attached Family Residence
- Four Double Bedrooms - Lounge - Kitchen/Dining Room
- Utility Room - Family Bathroom - Ensuite
- Enclosed Garden & Off Road Parking

Tenure: Freehold EPC Rating: B

# £465,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH106795 - 0004

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