



HEIGARD
PROPERTY
DEVELOPMENTS

Combeside

PERITON ROAD, MINEHEAD, SOMERSET, TA24 8DX

HEIGARD DELIVERS HOUSE, HOME AND INSPIRATION

Focusing on quality, attention to detail and functionality to create living spaces which offer a combination of the practical and the best of the future of design.



**COMBESIDE, PERITON ROAD,
MINEHEAD, SOMERSET, TA24 8DX**

HEIGARD PROPERTY DEVELOPMENTS

DISCOVER MINEHEAD

Nestled on the stunning coastline of West Somerset, Minehead offers an idyllic blend of natural beauty, rich history, and modern conveniences, making it an ideal place to live. It boasts picturesque landscapes with sweeping views of the Bristol Channel, dramatic cliffs, and sandy beaches. The nearby Exmoor National Park offers endless opportunities for outdoor activities, from hiking and cycling to horse riding and bird watching.

Steeped in history, Minehead is home to several historical landmarks and sites. The medieval St. Michael's Church and the historic harbour reflect the town's rich heritage. The West Somerset Railway, the longest heritage railway in England, offers scenic steam train journeys through beautiful countryside.

Just a short drive from Minehead, you'll find the enchanting villages of Dunster and Porlock. Dunster is famed for its medieval castle, historic Yarn Market, and quaint tea rooms. Stroll through its picturesque streets and immerse yourself in its rich history.



Porlock, nestled between Exmoor and the sea, offers charming thatched cottages, local art galleries, and beautiful coastal walks. Both villages provide a peaceful retreat with a unique charm and a welcoming atmosphere.

With a population of around 11,000, Minehead exudes small town charm and a strong sense of community. Minehead is well-equipped with essential amenities, including supermarkets, boutique shops, and healthcare facilities. The town centre features a range of independent stores, cafes, and restaurants, providing both convenience and charm.

Residents can enjoy various recreational activities, from water sports to golfing at the Minehead & West Somerset Golf Club. The town also features leisure facilities, parks, and theatres, ensuring there's always something to do. Minehead is well-connected by road, with the A39 providing easy access to nearby villages and towns. For longer journeys, the M5 motorway and Taunton train station, offering direct services to London, are within a short drive.

With its combination of natural beauty, community spirit, excellent amenities, and rich cultural heritage, Minehead offers a high quality of life. Whether you're looking for a peaceful retirement spot, a family-friendly environment, or a vibrant community, Minehead has something to offer everyone.

Experience the unique charm of Minehead
your perfect place to call home





COMBESIDE 2024

3 BEDROOM LUXURY HOME, 165m²

PROPERTY DETAILS

Welcome to Combeside, a stunning contemporary home that masterfully blends modern elegance with bespoke details. This detached property offers a spacious three bedroom chalet bungalow, featuring carefully curated living space, wrap-around gardens and a detached double garage, all nestled in the charming rural town of Minehead.

Exterior:

Combeside captivates with its fine scraped white render, accented by warm dark timber cladding under a natural slate roof. High quality A rated aluminium windows and doors, finished in sleek black, boast triple glazing for ultimate comfort and energy efficiency. The luxurious aluminium designer front door, complemented by a tall stainless steel handle, sits beautifully under a lit timber clad porch, making a striking first impression.

Across the block paved driveway you will find a substantial double garage equipped with two electric roller doors which enhance accessibility and ensures effortless functionality for everyday living.

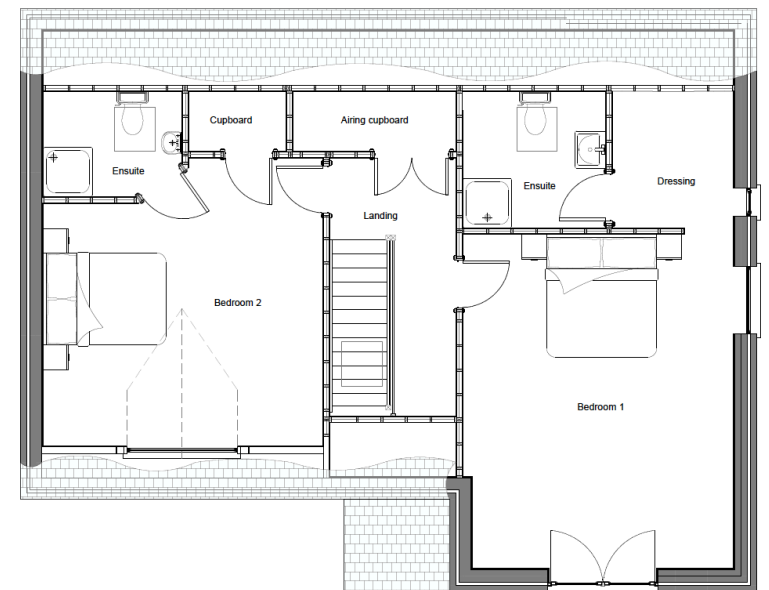
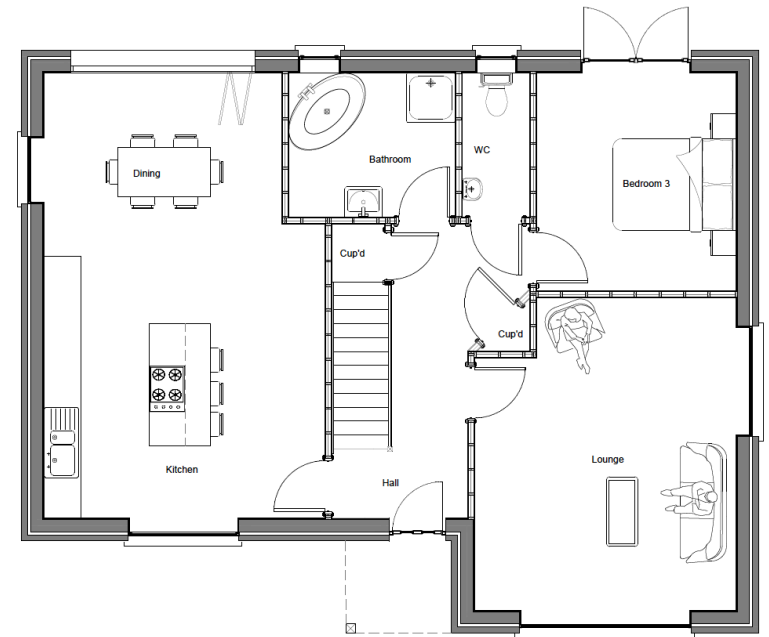
FLOOR AREA: 165m² / 1776sq ft (EXCLUDING GARAGE)

GROUND FLOOR

Hallway with Storage | Living Room - 5.1m x 4.2m | Kitchen Diner - 7.3m x 4.6m
Bathroom - 2.7m x 2.4m | WC - 1.1m x 2.4m | Bedroom/Study - 3.2 x 3.6m

FIRST FLOOR

Landing with Storage | Master Bedroom - 4.4m x 5.4m | Ensuite - 2.3m x 2.2m
Dressing Room - 2m x 2.2m | Bedroom 2 - 4.6m x 4.7m | Ensuite- 2.3m x 1.7m



Measured from plans

Interior:

“ Step inside to discover a seamless blend of modern aesthetics and timeless appeal ”

A combination of espresso oak and grey porcelain tile floors guide you through this beautiful property. The hallway, illuminated by an electric Velux window, features glazed doors leading to the living room and kitchen, creating a light and welcoming entrance. White internal doors throughout are crafted with solid cores for durability and enhanced soundproofing, paired seamlessly with contrasting black handles and fixtures. Functionality is also a key feature, with two built-in storage cupboards seamlessly integrated into the design.

The versatile third bedroom on the ground floor, with French doors leading to the garden, can also serve as a formal dining room, study, or hobby room, offering flexible living options.

The porcelain tiled bathroom boasts a luxurious corner freestanding bath, a separate shower cubicle, a stylish vanity, a lit mirror with demister pad and striking black fittings. This elegant space is complemented by a separate WC for enhanced privacy.

Relax and unwind in the double-aspect living room that offers sea views to the east. This generous space is designed for comfort and versatility, featuring large windows that flood the room with natural light.

The heart of the home is a substantial triple-aspect kitchen/diner where luxury meets functionality. Aluminium bifold doors lead out to the rear garden which features a patio adorned with matching porcelain tiles, mirroring the kitchen's design for a seamless indoor-outdoor living experience. Elegant brick walls and steps lead up to a decked sun terrace, perfect for relaxing and entertaining.



This sophisticated kitchen is a masterpiece of modern design, featuring dark wood effect cabinets paired with bespoke black wall cabinets adorned with reeded glass and internal lighting.

Quartz marble worktops extend throughout the kitchen, delivering a timeless elegance and effortless maintenance. At the centre stands a stunning large waterfall island with seating, providing a striking focal point and an interactive space where family and guests can gather, chat, and enjoy the culinary experience.

Practicality is at the core of this kitchen's design. A tall double cupboard with integrated electric sockets and a worktop is the perfect hidden nook for your kettle, toaster, and other small appliances, keeping your countertops clutter-free.

The kitchen is equipped with an undermounted sink, integrated bins and branded integrated appliances, ensuring top-tier performance and reliability. The venting hob seamlessly blends into the island, providing efficient ventilation and maintaining the kitchen's sleek look.



A statement staircase with striking black metal spindles and a feature light fitting leads you to the plush carpeted first floor.

Indulge in the ultimate retreat with the luxurious master suite with Juliet balcony, where you can enjoy views of the surroundings. Passing through the dressing room you enter your ensuite sanctuary. Adorned with porcelain tiles, the ensuite features modern amenities such as wall hung toilets, a stylish vanity, a lit mirror with demister pad for added convenience, and a stylish shower area. Enhancing the ambiance are a designer towel rail and sleek black fittings, adding a touch of contemporary elegance to your daily routine.

The second double bedroom also boasts built-in storage and an ensuite with the same high quality features as the master. A large airing/storage cupboard on the landing completes this luxurious home.

PROPERTY FEATURES

- This modern home is of traditional cavity wall construction with 100mm insulation and features sound and acoustic insulation throughout all the floors and internal walls.
- The exterior is finished in advanced through coloured render from Parex, which protects against the elements and requires no painting.
- The private driveway is accessed through an entrance flanked with local stone walls and laurel hedging.
- Windows and patio doors are A rated aluminium fitted with triple glazing, offering a high specification and excellent thermal efficiency. They boast a sleek black exterior and a crisp white interior, featuring market-leading slim sightlines for a contemporary, sophisticated look.
- The signature aluminium composite entrance door with multipoint locking system offers superior strength and security. Complying with the requirements of the industry standard PAS24, this door provides outstanding protection.

- Heating is provided by an A+++ ERP air source heat pump, featuring underfloor heating on the ground floor and radiators on the first floor for optimal comfort. A 4kW in roof solar PV system is installed on the south-facing garage roof, paired with 5.2kW's of battery storage from GivEnergy. This setup stores energy for use during peak demand times or at night, enhancing energy independence, and promoting sustainable and efficient energy use. Additionally, a GivEnergy car charging point is conveniently installed in the garage.
- Combeside is equipped with a modern alarm system, ensuring enhanced security and peace of mind.
- Every room on the ground floor, except for the WC, is equipped with WiFi app-controlled thermostats, along with an additional thermostat upstairs, providing convenient and precise temperature control throughout the home.
- The property features a high speed fibre optic internet connection directly into the house, ensuring fast and reliable internet access.

PEACE OF MIND

Combeside benefits from a Build-Zone New Home Warranty.

This warranty lasts for 10 years and is covered by an A rated insurer. As a home buyer you can be secure in the knowledge that it has undergone a thorough technical audit process to ensure it is constructed to the standard required by Build-Zone.

For more information please visit Build-Zone's home buyers page:

<https://www.build-zone.com/home-buyers>





SPECIFICATION

COMBESIDE. PERITON ROAD, MINEHEAD

KITCHEN:

- Modern dark wood effect kitchen with bespoke lit reeded glass wall cabinets
- Carrera marble quartz worktops with undermount sink and splashback up to wall cabinets
- Eye level double oven & venting induction hob in waterfall island
- Integrated fridge freezer, dishwasher, washing machine and bins
- Porcelain tiled floor
- Bifold door leading to patio in matching tiles
- White recessed LED downlights and feature island light

BATHROOM & SEPARATE WC:

- Contemporary porcelain tiles to walls and floors
- Modern white wall hung toilet and vanity units
- Black shower tray and cubicle
- Finished with black taps, shower and flush plate

- Luxury freestanding corner bath
- Black heated towel rail
- White recessed LED downlights
- Lit mirror with demister pad

ENSUITES:

- Contemporary porcelain tiles to walls and floors
- Modern white wall hung toilet and vanity unit
- Black shower tray and cubicle
- Finished with black taps, shower and flush plate
- Designer black towel rails
- White recessed LED down lights
- Lit mirror with demister pad in master suite

ELECTRICAL INSTALLATION:

- Burglar alarm
- Ring video door bell
- Mains operated smoke alarm with battery backup fitted to building regulations

- USB sockets in master suite
- Data points to hallway, living room and bedroom 3 for TV/telephone
- Aerial points for TV in living room, kitchen room and all bedrooms
- High speed fibre optic internet connection directly into the property
- Designer sockets and switches
- Electric Velux window on landing

OTHER INTERNAL FEATURES:

- Carpeted staircase with black handrail and decorative metal spindles
- Carpets laid on first floor
- Smooth emulsion finish to walls and ceilings in Dulux white
- Luxury aluminium composite entrance door with multipoint locking system
- White internal solid core doors with black fixtures
- Engineered oak flooring to hallway, living room and ground floor bedroom

EXTERNAL FEATURES:

- Outside tap
- Double garage with electric roller doors, socket and light
- Driveway laid in block paving
- Patio laid in porcelain slabs
- Gardens laid to grass
- Outside lighting on the garage and all sides of the property
- Outside sockets to both sides and rear of property

ENERGY EFFICIENCY, HEATING & INSULATION:

- Central heating provided by a A+++ ERP air source heat pump
- Wi-Fi enabled touch screen digital thermostats on each floor with optional app control
- Triple glazed aluminium windows and doors
- Insulated to modern building regulation
- Energy performance certified predicted at A rating
- 4kw in roof Solar PV with Givenergy 5.2kw battery storage system
- Givenergy car charging point fitted in garage

WELCOME TO HEIGARD

A company born from the combined skills of a dedicated family passionate about creating exceptional properties. Our journey began with a self-build project, and from that foundation, we've united our talents as experienced tradespeople, dedicated project managers, creative designers, and innovative architects. Together, we are committed to delivering unparalleled quality in every home we build.

From that single endeavor, Heigard Ltd emerged. Today, we continue to pour the same level of care, detail, and craftsmanship into every new home. We don't just build houses; we create homes that we would be proud to live in ourselves. Our self-build journey taught us the importance of meticulous attention to detail, a lesson we have carried into our professional projects. Every Heigard Ltd home is a testament to our unwavering commitment to craftsmanship and quality.

What sets us apart is our dedication to building something truly unique. We strive to create homes that stand out from others on the market, offering our home buyers distinctive, thoughtfully designed properties they can be proud to call home. We go the extra mile, ensuring that every aspect of our homes—from the architectural design to the finishing touches—exceeds the standard. Our homes are crafted to offer comfort, durability, and aesthetic appeal that stand the test of time.

*“ Experience the Heigard difference -
a home built with heart and precision ”*



RECENT DEVELOPMENTS

1 & 2 BANNER CROSS, CARHAMPTON 2023

HIGHGROVE, WATCHET 2021



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 **HEIGARD**
PROPERTY
DEVELOPMENTS

Disclaimer: These particulars have been prepared in good faith to give a fair overview of the property but details may vary.
It should not be assumed that any contents, furnishings or treatments shown in the computer generated images are included in the sale.
The information in these particulars does not constitute any part of a contract or warranty.
The measurements used are gross internal area excluding garage.

