



**The Racks, Beacon Road, Minehead TA24 5SE**

**welcome to**

**The Racks, Beacon Road, Minehead**

A grand 1920's detached home situated in wooded gardens on the higher slopes of North Hill and offering impressively proportioned living accommodation, in need of some updating but offering wonderful potential for a stunning home including large garage and driveway to the rear - No Chain.



### **Entrance**

55' Full width enclosed verandah extending to either side of the property, tiled floor, oak door to;

### **Entrance Hall**

Spacious hallway with elegant turning staircase rising to first floor landing, radiator, doors to;

### **Cloakroom**

White period style suite comprising pedestal wash hand basin and low level w.c., extractor fan, radiator.

### **Drawing Room**

18' 7" x 16' ( 5.66m x 4.88m )

Dual aspect with windows to front and side, attractive woodblock flooring, wall light points, shelved storage cupboard, two radiators.

### **Dining Room**

13' 2" x 13' 1" ( 4.01m x 3.99m )

Window to side, server to kitchen, storage cupboard, radiator.

### **Study/Family Room**

14' 3" x 11' 7" ( 4.34m x 3.53m )

Window to side, walk in wine store, radiator.

### **Kitchen/Breakfast Room**

15' 8" x 12' 3" ( 4.78m x 3.73m )

Dual aspect with windows to front and side, fitted range of oak wall and base level units with ample worksurfaces, inset double bowl sink unit with adjacent drainer, inset four ring hob with hood over and eye level double oven, integrated dishwasher, space for tall fridge/freezer, tiled surrounds, space for breakfast table, radiator.

### **Utility/Boot Room**

13' 4" x 8' 3" ( 4.06m x 2.51m )

Window and door to rear, fitted range of wall and base level units, inset double bowl sink unit, plumbing and space for washing machine and tumble dryer, radiator.

### **Rear Lobby**

Connecting to the wrap around verandah, cloakroom, two stores, tiled flooring.



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### **First Floor Landing**

A spacious landing with window to front, stairs to second floor, understairs storage cupboard, doors to;

### **Bedroom One**

15' 5" x 14' ( 4.70m x 4.27m )

Pretty arch top window to front with views, two sets of double wardrobes, two column radiators, door to;

### **Dressing Room/Bedroom Four**

14' x 11' 8" ( 4.27m x 3.56m )

Window to side, two fitted double wardrobes, column radiator, door to;

### **En-Suite Bathroom**

13' 6" x 8' 7" ( 4.11m x 2.62m )

Window to side, suite comprising spa bath, separate enclosed shower cubicle, low level w.c. and pedestal wash hand basin, tiled splashbacks, radiator.

### **Bedroom Two**

16' x 12' 4" ( 4.88m x 3.76m )

Dual aspect with windows to front and side, period vanity wash hand basin, column radiator.

### **Bedroom Three**

13' 2" x 13' 1" ( 4.01m x 3.99m )

Dual aspect with windows to side and rear, period vanity wash hand basin, radiator.

### **Bathroom**

Window to rear, suite comprising panel enclosed bath and wash hand basin, towel radiator and column radiator.

### **Cloakroom**

Window to rear, low level w.c.

### **Loft Room One**

18' 5" x 11' 6" ( 5.61m x 3.51m )

Skylight window to rear and Velux window to front with opening onto enclosed balcony enjoying spectacular far reaching views over open countryside and the Bristol Channel, shelved double linen cupboard, three eaves storage cupboards, large loft cupboard, doors to;

### **Loft Room Two**

10' x 8' ( 3.05m x 2.44m )

Excluding eaves intrusion, two skylight windows to side, radiator, door to;

### **Eaves Pantry**

Fitted with a range of base level units with worksurfaces, shelving, inset sink and skylight window to rear

### **Gardens**

The Racks is approached via impressive stone steps with winding pathway rising to the front door, the gardens extend to the side and rear of the property, heavily wooded with terraces including various outbuildings and fruit cages, whilst in need of maintenance it is evident the gardens were much loved, at the head to the garden there is access to;

### **Garage**

41' 5" x 13' 7" ( 12.62m x 4.14m )

A substantial garage with power roller shutter door to front, window and sliding doors to side, further personal door to garden, power and light, ladder access to full mezzanine floor with windows to either gable end and skylight windows to side, fully boarded with power and light.

### **Agents Note**

The property is being sold on behalf of a corporate client. It is marketed subject to obtaining a grant of probate and must remain on the market until contracts are exchanged. As part of a deceased estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order.

### **Council Tax Band G**

welcome to

## The Racks, Beacon Road, Minehead

- Elegant Detached Home On North Hill
- Three Reception Rooms - Kitchen/Breakfast Room
- Boot/Utility Room - Three/Four Bedrooms - En-Suite
- Bathroom - Two Loft Rooms - Eaves Pantry & Balcony
- Wooded Terraced Gardens - 41' Garage & Driveway

Tenure: Freehold EPC Rating: E

**£625,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH106992 - 0004

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