



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 veranda 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 veranda, cloakroom, two stores, tiled flooring.

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



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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

£599,995



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106992 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk