



Paganel Road, Minehead, TA24 5EX

welcome to

22 Paganel Road, Minehead

An exceptional extended family home within this sought after location offering Four bedroom, Four reception room accommodation complimented by a stunning kitchen. Finished to a high and exacting standard there is annexe potential and planning permission for further development in the garden.



Entrance Porch

Enclosed entrance porch with double glazed window and door to front, cloaks hanging space, recessed downlighters, door to;

Entrance Hall

An I-shaped hall with stairs rising to first floor landing, useful understairs storage area, oak flooring, attractive half panelled surrounds, picture rail, radiator, period doors to;

Sitting Room

14' 9" into bay x 13' 8" (4.50m into bay x 4.17m)

Double glazed bay window to front, feature open fireplace with attractive cast iron inset and fitted store to either side, polished wood floors, tall designer radiator, picture rail.

Dining Room

12' 3" x 10' 10" (3.73m x 3.30m)

Feature fireplace with cast iron inset and fitted bookshelves and storage to either side, wood flooring, tall designer radiator, picture rail, archway giving access to;

Kitchen

20' x 14' (6.10m x 4.27m)

Crafted to be a feature of the property is this superbly appointed kitchen enjoying a dual aspect with two sets of double doors opening onto the patio and further window to side, feature exposed stone wall, beautifully fitted with 12' central island topped with quartz worksurfaces, inset hob with downdraft extractor, twin ovens, feature butchers block, extensive storage and under counter sink with mixer tap over, further range of base level units with matching quartz worksurfaces, space for American style fridge/freezer, two tall designer radiators.

Snug

9' x 8' 4" (2.74m x 2.54m)

A mutli-purpose space, ideal for home office or could be utilised in conjunction with the games room for the creation of a self contained annexe, fitted base level storage with worktop and display shelving over, archway to;

Games Room

22' 8" x 12' 2" max (6.91m x 3.71m max)

Enjoying a dual aspect with double glazed windows to front and side, feature wood panelled wall, wood flooring, two designer radiators, door to;

Utility Room

9' x 5' (2.74m x 1.52m)

Double glazed window and door to side (could be used for independent access) appliance space and plumbing for washing machine and tumble dryer, wood flooring, radiator, door to;

Shower Room

Double glazed window to rear, White suite comprising glazed enclosed shower cubicle with rainfall and rinsing shower heads, low level w.c. with inset wash basin, half panelled surrounds, recessed downlighters, heated towel rail.

Landing

A spacious landing with double glazed window to side, attractive half panelled walls, picture rail, radiator, period doors to;

Bedroom One

13' 9" into bay x 11' 9" (4.19m into bay x 3.58m)

Double glazed bay window to front with distant views towards the sea and Quantocks, recess to either side of the chimney ideal for wardrobes, picture rail, radiator.

Bedroom Two

12' 3" x 10' 10" (3.73m x 3.30m)

Double glazed window to rear with attractive views towards North Hill, cupboard housing gas fired boiler and pressurised water tank, picture rail, radiator.

Bedroom Three

9' 4" x 8' 10" (2.84m x 2.69m)

Double glazed window to rear with view towards North Hill, tall designer radiator.

Bedroom Four

9' 7" x 7' 4" (2.92m x 2.24m)

Double glazed window to front, picture rail, radiator.

Bathroom

A spacious bathroom with two double glazed windows to side, attractively fitted with oversize walk in shower with rainfall and rinsing showers, fitted screen and tiled enclosure, vanity wash hand basin with storage below, low level w.c. with concealed cistern, recessed downlighters, tiled floor, heated towel rail.

Front Garden

Retaining wall to front boundary with pathway to front door, driveway affording off street parking, inset mature shrubs, gated side access leading to;

Rear Garden

The rear garden is a feature of the property with generous split level patio including outdoor kitchen with integrated BBQ and pizza oven ideal for al-fresco dining, outside tap and feature lighting, good expanse of lawn bordered by mature shrubs all enclosed by good quality fencing, to the head of the garden there is a further attractive patio area ideally positioned to enjoy the last of the evening sunshine.

Garden Lodge

19' 9" x 9' 8" (6.02m x 2.95m)

Offering potential for a multitude of uses including home office/gym or studio, with power and light, two openings to side, feature fireplace and covered entrance.

Workshop Store

19' 9" x 9' 8" (6.02m x 2.95m)

Located at the head of the garden with double doors onto service lane and personal door to garden offering an excellent array of storage space.

Agents Note

This home has been thoughtfully extended and finished to a high and exacting standard to offer spacious and comfortable living accommodation, the snug, games room, utility room and downstairs shower room could be self contained as a ground floor annexe for extended family. In addition the owner has obtained planning permission for redevelopment of the workshop to provide a garage at the end of the garden with attached studio which again would offer excellent potential for an annexe or self contained rental income, with change of use, plans are available from our office or from the planning portal under planning reference 3/21/24/045.

Council Tax Band D

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welcome to

22 Paganel Road, Minehead

- Superb Extended Family House In Popular Location
- Four Reception Rooms - Stunning Fitted Kitchen
- Four Bedrooms - Two Bath/Shower Room
- Self Contained Annexe Potential - Generous Gardens
- Planning Permission Granted For Garage & Studio

Tenure: Freehold EPC Rating: F

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107134 - 0005

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