



Periton Combe, Periton Road, Minehead, TA24 8DU

welcome to

The Coach House, Periton Combe, Periton Road, Minehead

Situated on the outskirts of Minehead is this beautifully presented detached converted coach house enjoying fantastic views towards North Hill. This superb property benefits from well presented accommodation throughout, integrated kitchen, conservatory, carport & off road parking, gardens.



The Property

Dating back to 1921, the Coach House was converted to residential use in the early 1990's and more recently during 2018/19 the property was completely renovated, remodelled and extended to provide a beautiful and individual character home which will no doubt appeal to the discerning purchaser.

The gas centrally heated and double glazed accommodation is arranged over two floors in brief comprising; enclosed entrance porch, hall, sitting room with views towards North Hill, a separate dining room enjoying similar views and off which is an cloakroom. The kitchen runs along the rear of the property overlooking the courtyard garden and is beautifully finished and with integrated appliances, double glazed doors leading through to a conservatory which is an excellent winter garden that can be used 12 months of the year enjoying maximum light and warmth and with doors to the courtyard garden and sliding doors to a carport off which is a separate utility room both of which have potential to create further living accommodation if so desired. To the first floor there are three bedrooms, en-suite facility and bathroom. Outside there is a gated driveway, mature garden to the front and an enclosed courtyard garden to the rear.

Double Glazed Front Door

Leading to

Entrance Porch

Double glazed windows to side, tiled floor, inner door leading to

Entrance Hall

With walnut flooring, staircase rising to first floor landing, oak glazed doors leading to

Sitting Room

13' 4" x 11' 4" max (4.06m x 3.45m max)

Double glazed window to front, walnut flooring, bricked fireplace with tiled hearth and gas point (the chimney is lined for a log burner), radiator, ceiling coving, TV/SAT/FM points, telephone point, open plan to kitchen.

Dining Room

13' 4" x 11' 3" (4.06m x 3.43m)

Double glazed window to front and double glazed window to rear, walnut flooring, ceiling coving, radiator, oak door to cloakroom, open plan to kitchen.

Cloakroom

Window to rear, walnut flooring, low level WC, vanity wash hand basin with cupboard under, radiator, part tiled surrounds.

Kitchen

19' 9" max x 7' 3" (6.02m max x 2.21m)

Double glazed windows to rear, double glazed patio doors to the conservatory, double glazed Velux windows, a range of modern fitted base units, worktop surfaces, inset one and half bowl sink unit, integrated double oven, inset induction hob with stainless steel cooker hood over, integrated dishwasher, centre island with integrated fridge, radiator, integrated dresser, walnut flooring.

Conservatory

16' x 8' (4.88m x 2.44m)

Double glazed windows to rear and side, double glazed patio doors to the rear garden, Indian sandstone flooring, cold water tap, double glazed sliding patio door to carport.

First Floor Landing

Double glazed windows to front and rear, fitted carpet, radiator, built in linen cupboard, built in cupboard, access to roof space, oak doors leading to

Bedroom One

13' 8" x 8' 11" (4.17m x 2.72m)

Double glazed windows to front and rear, fitted carpet, radiator, two built in wardrobes, TV/FM/SAT points, telephone point, oak door leading to

Ensuite

A modern fitted suite comprising low level WC, heated towel rail, vanity wash hand basin with cupboard under, shower cubicle, part tiled surrounds, tiled floor, extractor unit, inset ceiling spotlights.

Bedroom Two

13' 8" x 8' 11" (4.17m x 2.72m)

Double glazed windows to front and rear, radiator, fitted carpet, TV/FM/SKY points, telephone point.

Bathroom

Double glazed window to rear, a modern fitted suite comprising freestanding roll top bath with Victorian style mixer tap/shower attachment over, low level WC, bidet, pedestal wash hand basin, part tiled surrounds, tiled floor, extractor unit, heated towel rail, inset ceiling spotlights.

Bedroom Three

9' x 7' 11" (2.74m x 2.41m)

Double glazed window to rear, fitted carpet, vanity wash hand basin with cupboard under, radiator.

Carport

15' 3" x 8' 3" (4.65m x 2.51m)

With double wrought iron gates to the front driveway, Indian sandstone flooring, light, double glazed sliding patio door to the conservatory, door to utility room

Utility Room

14' 9" x 8' 6" (4.50m x 2.59m)

Double glazed windows to front and rear, vinyl flooring, worktop surfaces with base and wall units, inset one and half bowl stainless steel sink unit, space for freezer, space and plumbing for washing machine, space for tumble dryer, wall mounted ideal gas fired boiler serving the domestic hot water and central heating systems.

Outside

The property is approached via a gated blocked paved driveway offering ample off road parking and access to the carport. The front garden is accessed via a timber arch leading in to a mature garden with fish pond, flower and shrub beds, gravel pathways and bordered by fencing and hedging.

To the rear is an enclosed landscaped courtyard garden with timber garden shed, paved patio, raised mature flower and shrub beds, raised flower beds with railway sleepers, outside water tap. The garden is bordered by fencing and walling.

Location

The property is situated in a favoured residential areas of the town conveniently situated within 1 mile of the shopping centre where there is an excellent range of shopping, banking and schooling facilities together with bowling, tennis, golf and the beautiful Blenheim Gardens which still has the original Bandstand. The old harbour and sea front are within a mile and the County town of Taunton, which has mainline rail connections and access to the motorway network, is approximately 25 miles to the east. For those who enjoy exploring the countryside Minehead is often referred to as the "Gateway to the Exmoor National Park" and the many places of interest are all within motoring distance.

Council Tax Band

E



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welcome to

The Coach House, Periton Combe, Periton Road, Minehead

- Situated within at Foot of Periton Combe
- Fantastic Views towards North Hill
- Detached Converted Coach House - Three Bedrooms
- Gas Central Heating - Double Glazing
- Carport & Off Road Parking - Front & Rear Gardens

Tenure: Freehold EPC Rating: E

Council Tax Band: E

£435,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107228 - 0006

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