



Willow Coach House, Selworthy, Minehead, TA24 8TW

welcome to

Willow Coach House, Selworthy

Set in the desirable National Trust village of Selworthy, within the Holnicote Estate, Willow Coach House has been sympathetically modernised to a high and exacting standard and offers a perfect blend of period features and modern living. Homes rarely become available in this location - No Chain



Entrance Porch

Tiled canopy porch, replacement hardwood door with glazed insert and hardwood leaded window to the side giving access to

Vestibule

With tiled flooring, open plan access to

Lounge / Dining Room

26' 10" x 19' 9" (8.18m x 6.02m)

A beautiful open plan room creating a real 'hub of the home' feel with feature fireplace and Clearview multifuel woodburning stove, bay extension to the front enjoying a triple aspect with replacement double glazed hardwood leaded windows to the front and side, glazed double doors to the garden, stairs rising to the first floor landing with useful understairs storage cupboard containing pressurised hot water cylinder, radiators, open plan access to

Kitchen

11' 5" x 9' 9" (3.48m x 2.97m)

Enjoying a dual aspect with windows to the front and side, with half glazed stable door to the gardens, stylishly refitted with an extensive range of wall and base level units in gloss white finish with striking granite worksurfaces and matching tiled floor with inset reflective quartz, inset single drainer stainless steel sink unit with mixer tap and inset four zone induction hob and two fan assisted ovens, one incorporating a microwave function, granite breakfast bar, the kitchen provides an extensive array of storage.

Sitting Room

14' 8" x 12' 2" (4.47m x 3.71m)

A bright and cosy room enjoying dual aspect to the front and side with replacement double glazed hardwood leaded windows with an attractive outlook towards Dunkery Beacon, exposed beam, radiator.

Utility / Cloakroom

Beautifully appointed with white suite of tiled shower cubicle, low level WC, wash hand basin, fitted storage cupboards, inset stainless steel sink unit and worktop, space for washing machine and tumble dryer, dual heated towel rail, further understairs storage cupboard with shelving, hanging space and radiator.

Landing

The staircase splits to give access to the two separate areas of first floor accommodation, with Velux window and feature exposed stonework.

Bedroom One

15' 6" into bay x 14' 10" (4.72m into bay x 4.52m)

A lovely dual aspect room with replacement hardwood double glazed leaded bay window to the side enjoying views towards Dunkery Beacon and further replacement double glazed leaded window to the front, ample space for bedroom furniture, new solid oak flooring, radiator.

En Suite

11' x 9' 10" (3.35m x 3.00m)

Double glazed replacement hardwood leaded window to the front, refitted to a high standard with freestanding bath and Hans Grohe high rise mixer tap, separate walk-in Matki shower enclosure and Hans Grohe mixer shower, low level WC, vanity wash hand basin with storage, beautifully tiled surrounds, Karndean flooring, dual heated towel radiator, door to

Dressing Room

11' x 6' (3.35m x 1.83m)

Velux window, shelved airing cupboard with radiator, ample wardrobe space with potential for conversion to a nursery or study if required, solid oak flooring, radiator.

Bedroom Two

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

A comfortable double bedroom with double glazed hardwood window to the front, radiator.

Bedroom Three

14' 3" x 9' 5" (4.34m x 2.87m)

Enjoying a dual aspect with hardwood double glazed windows to the front and side, another comfortable double bedroom with great character, radiator.

Bathroom

Velux window, well appointed white suite of panel enclosed bath with shower over, low level WC and pedestal wash hand basin, tiled surrounds, vinyl flooring, towel radiator.

Outside

Front Garden

Having been attractively landscaped using natural stone paving to complement the character of the property with retaining wall and gated access to front, pathway to front door, cottage garden, further garden area to the side of the property, outside tap.

Garage

The property enjoys the advantage of a single garage located across the driveway with roller shutter door to front, offering parking and an ideal storage area for those enjoying outdoor pursuits.

Side Garden

Located to the right hand side of the cottage is a very manageable lawned area of garden with cedar summerhouse, which enjoys a good degree of privacy and is ideal for alfresco dining.

Services

Mains electricity, oil fired heating with oil fired condensing boiler, mains water and drainage.

Council Tax Band E



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welcome to

Willow Coach House, Selworthy

- Stunning Detached Period Country Cottage
- Much Sought After Hamlet Of Selworthy
- Cosy Sitting Room - Open Plan Living/Dining/Kitchen
- Master Suite With Ensuite & Dressing Room - Two Further Bedrooms
- Pretty Gardens - Garage - No Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107159 - 0003

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fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk