



**Middle Staunton Cottages, MINEHEAD, TA24 6EP**



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## **2 Middle Staunton Cottages, MINEHEAD**

Nestled in a tranquil backwater within the popular Alcombe area of Minehead is this beautifully presented Grade II Listed two bedroom thatched cottage oozing period charm & character throughout. Perfectly positioned for the nearby countryside walks & benefitting from landscaped gardens & parking.



### Front Door

Leading to

### Lounge/Dining Room

20' 2" x 14' 7" ( 6.15m x 4.45m )

Windows to front, two night storage heaters, wall light points, fitted carpet, built in understairs cupboard, exposed beams, inglenook fireplace with inset gas fire stove & feature bread over, door & staircase rising to first floor landing, doors to

### Kitchen

9' 3" x 6' 9" ( 2.82m x 2.06m )

Windows to front, stable door to the garden, a range of fitted base & wall units, granite worktop surfaces, inset one & half bowl sink unit, space for fridge freezer, space & plumbing for washing machine, integrated dishwasher, integrated electric oven, inset electric hob with stainless steel extractor unit over, quarry tiled floor, wall mounted electric heater.

### Shower Room

Window to side, a modern white suite comprising low level WC, vanity hand basing with cupboard, shower cubicle, heated towel rail/radiator, built in airing cupboard, access to roof space, inset ceiling spotlights.

### First Floor Landing

Window to rear, fitted carpet, exposed beams, doors to

### Bedroom One

15' 11" max x 11' 6" max ( 4.85m max x 3.51m max )

Windows to front, vanity wash hand basin, fitted carpet, exposed beams, wall light points, night storage heater.

### Bedroom Two

11' 1" x 9' 5" ( 3.38m x 2.87m )

Window to front, night storage heater, fitted carpet, exposed beams, wall light points.

### Outside

The south facing garden enjoys views towards the local countryside & comprises lower patio area immediately off the kitchen lending itself to an ideal area for alfresco dining, laid to lawn with flower & shrub beds, upper patio area with summer house, garden shed, outside water tap.

There is a bay opposite the property which the current owners use for parking but it is not officially owned by the cottage (ownership unknown).

### Location

The property is situated within the pretty coastal resort of Minehead, known as the gateway to Exmoor and the start of The South West Coast Path. Minehead offers a good range of day to day amenities, a hospital and schools for all ages including a sixth form college. The rolling hills of Exmoor, Quantock Hills and Brendon Hills are all within easy motoring distance as are the sandy beaches at Blue Anchor. The county town of Taunton is some 24 miles to the south and offers a further range of high street shops, public and state schools and great access links to both the M5 and A303. A direct train link to London Paddington is available from Taunton station in approximately two hours.

### Council Tax Band

Deleted

### Agents Note

The property currently operates as a holiday let and all furniture etc could be included subject to separate negotiations.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powe www.focalagent.com



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## **2 Middle Staunton Cottages, MINEHEAD**

- Nestled in a Tranquil Backwater
- Grade II Listed Thatched Cottage
- Beautifully Presented with Period Charm & Character
- Two Bedrooms - Modern Fitted Shower Room - Kitchen
- Good Size Enclosed Garden - Local Countryside Views

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: Deleted

**£365,000**



Please note the marker reflects the  
postcode not the actual property

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