



**Tanyard, Carhampton, Minehead, TA24 6NG**

**welcome to**

## **3 Tanyard, Carhampton Minehead**

A pretty Two/Three bedroom cottage with gardens, driveway, garage and summerhouse located in a quiet backwater of the popular village of Carhampton. The property offers well presented accommodation, period charm and character, viewing highly recommended.



## **Entrance Porch**

Canopied porch with tiled floor, timber half saloon doors, part glazed stable door to;

## **Entrance Hall**

Double glazed window to front, wood effect flooring, wall mounted fusebox, doors to;

## **Sitting Room**

13' 5" x 10' 6" ( 4.09m x 3.20m )

Double glazed window to front, feature exposed beams, television aerial point, concealed fireplace with scope for re-instatement, Haverland electric radiator.

## **Dining Room**

13' 9" x 11' 5" ( 4.19m x 3.48m )

Double glazed window to front, feature fireplace with tiled surround, timber mantle and inset Parkray solid fuel stove, double cupboard housing hot water tank with immersion heater, stairs rising to first floor landing, Haverland electric radiator, access to;

## **Kitchen**

10' 2" x 7' 2" ( 3.10m x 2.18m )

Enjoying a dual aspect with double glazed windows to side and rear, well fitted with a range of wall and base level units, woodblock effect worksurfaces incorporating inset single drainer sink unit with mixer tap, appliance space for slot in cooker with hood over, plumbing and appliance space for washing machine and slimline dishwasher, appliance space for tall fridge/freezer and tumble dryer, display shelving, tiled splashbacks.

## **Bathroom**

White suite comprising panel enclosed bath with electric shower over and fitted screen, low level w.c., wash hand basin, electric heated towel rail, half tiled surrounds and fully tiled bath enclosure.

## **First Floor Landing**

Feature exposed beams, storage and display shelving, doors giving access to;

## **Bedroom 2**

14' 8" x 9' 2" ( 4.47m x 2.79m )

Double glazed window to front with pleasant outlook, part vaulted ceiling with exposed beams, Haverland electric radiator.

## **Study/Bedroom 3**

10' 6" x 7' 7" ( 3.20m x 2.31m )

Double glazed window to rear, connecting doors to bedroom one and shower room, part vaulted ceiling with exposed beams, Haverland electric radiator.

## **Bedroom 1**

13' 5" max x 9' 8" ( 4.09m max x 2.95m )

Double glazed window to front with pleasant outlook, two fitted double wardrobes, part vaulted ceiling with exposed beams, Haverland electric radiator.

## **Shower Room**

Double glazed window to front, White suite comprising corner shower with glazed enclosure, aquapanel surrounds and electric shower, low level w.c., pedestal wash hand basin, exposed beams, electric towel rail, mosaic tile effect vinyl flooring.

## **Gardens**

To the front of the property there is an area of garden, given over to lawn with well stocked flower and shrub borders, mature Victoria plum tree and a shared driveway gives access to a private driveway with off street parking and access to;

## **Garage**

18' 2" x 10' 4" ( 5.54m x 3.15m )

An oversize single garage with metal up and over door to front, window to side and personal door opposite.

## **The Orchard-By Negotiation**

A delightful feature of this property is the enclosed separate former orchard which is located a few steps away from the property and is bordered by mature hedges and a fast flowing leete, gated access, assorted soft fruit trees to include cherry, pear, apple and plum trees, c.10' x 8' summerhouse with double doors and verandah which ideal as a studio or outdoor entertaining area, good quality workshop/shed, countryside views to the rear. Useful small brick built store opposite.

## **Agents Note**

The property is very well maintained with a wealth of charm and character, ideal as a permanent residence or holiday home and benefits from a cost eco-saving electric central heating system.



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welcome to

## 3 Tanyard, Carhampton Minehead

- Character Cottage In Popular Village Setting
- Two Reception Rooms - Fitted Kitchen
- Two/Three Bedrooms - Bathroom & Shower Room
- Lawned Gardens - Garage - Driveway Parking
- Separate Orchard - By Negotiation

Tenure: Freehold EPC Rating: G

Council Tax Band: B

**£245,000**



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