



**Farm End, Pemswell Road, Minehead TA24 5RS**

**welcome to**

**Farm End, Pemswell Road, Minehead**

Tucked away within the ever popular North Hill area of Minehead taking in fantastic views of the surrounding countryside is this beautifully presented detached four bedroom family residence which has been modernised by the current owners. Viewing is a must!



### **Double Glazed Front Door**

Leading to

### **Entrance Porch**

With inner oak door leading to

### **Entrance Hall**

With Moduleo Click vinyl flooring, radiator, built in understairs storage, staircase rising to first floor landing and oak doors to

### **Dining Room**

15' 6" x 10' 11" ( 4.72m x 3.33m )

Double glazed window to front, Moduleo Click vinyl flooring, radiator and oak door to the kitchen.

### **Lounge**

22' 11" x 12' 11" ( 6.99m x 3.94m )

Double glazed window to front and double glazed sliding doors to rear, radiator, inset multi fuel stove on slate hearth and oak mantle

### **Kitchen**

17' 3" x 10' 9" ( 5.26m x 3.28m )

A superb room with double glazed window to rear overlooking the garden, a range of fitted white base and wall units, worktop surfaces, inset one and half bowl stainless steel sink unit with mixer tap, two integrated AEG ovens, inset five ring Zanussi hob with cooker hood over, pantry cupboard, integrated dishwasher, breakfast bar, integrated fridge freezer, Moduleo Click vinyl flooring, inset ceiling spotlights, under cupboard and kickboard lighting, radiator and oak doors to the entrance hall, lounge, Dining Room and utility room.

### **Utility Room**

10' 3" x 7' 7" ( 3.12m x 2.31m )

Double glazed door to side, radiator, a range of fitted base and wall units, worktop surfaces, inset stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for fridge freezer, inset ceiling spotlights, aqua panelling, tiled effect Moduleo Click vinyl flooring and oak doors to

### **Shower Room**

Double glazed window to side, a modern fitted suite comprising vanity wash hand basin with drawers and cupboards under, mirror over wash basin with demist lighting and shaver point, low level WC, walk in shower, inset ceiling spotlights, aqua panelling, radiator and tiled effect Moduleo Click vinyl flooring.

### **Integral Garage**

15' 9" x 8' ( 4.80m x 2.44m )

With electric up and over door, double glazed window to side, light and power, wall mounted Baxi boiler serving the domestic hot water and central heating systems, pressurised hot water system.

### **First Floor Landing**

With fitted carpet, access to roof space, radiator and oak doors to

### **Bedroom One**

15' 10" x 11' 3" ( 4.83m x 3.43m )

Double glazed window to front enjoying fantastic views towards surrounding countryside, fitted carpet, radiator.

### **Bedroom Two**

13' 4" Max x 10' 11" Max ( 4.06m Max x 3.33m Max )

Double glazed window to front with fantastic views towards the surrounding countryside, radiator, fitted carpet and door to

### **Dressing Room**

9' 3" x 7' 8" ( 2.82m x 2.34m )

Double glazed Velux window to front, radiator, fitted vanity wash hand basin with mixer tap and cupboard under.

### **Bedroom Three**

12' 11" x 11' 3" ( 3.94m x 3.43m )

Double glazed window to rear overlooking the garden, fitted carpet and radiator.

### **Bedroom Four**

8' 5" x 5' 11" ( 2.57m x 1.80m )

Double glazed window to rear overlooking the garden, radiator and fitted carpet.

### **Bathroom**

Double glazed windows to side, a modern fitted suite comprising walk in shower with rainwater shower head, vanity wash hand basin with integrated sensor light and cupboard under, low level WC, panelled bath with integrated shower head, radiator, tiled effect Moduleo Click vinyl flooring, extractor unit, inset ceiling spotlight, aqua panelling and built in linen cupboard.

### **Outside**

Approached over a driveway serving the neighbouring property & Farm End, which in turn gives access to a tarmac driveway leading to the garage & offering off street parking. To the side of the property is a pedestrian gate giving access to the rear garden. The front garden comprises laid to lawn area with mature flower & shrub beds, two awnings (one being electric).

To the rear is an enclosed garden enjoying fantastic views towards the surrounding countryside from the top of the garden. The garden comprises pathway leading around the rear & sides of the property, laid to lawn, mature flower & shrub beds, various trees.

### **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.



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## Farm End, Pemswell Road, Minehead

- Ever Popular North Hill Area of Minehead
- Detached Family Residence - Four Bedrooms
- Gas Central Heating - Double Glazing
- Two Reception Rooms - Utility Room - Shower Room
- Family Bathroom - Integral Garage - Gardens

Tenure: Freehold EPC Rating: C

# £695,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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