



Treetops



Treetops Manor Road

Alcombe, Minehead, Somerset, TA24 6EH

Alcombe Village. Dunster 1.5 miles. Minehead 1.5 miles.
Taunton 23 miles.

A split level 3 bedroom residence situated in an elevated position with stunning sea views, garden, garage and parking. Freehold, EPC Band E. Council Tax Band E.

- Stunning Coastal Views
- 3 Bedrooms
- Close To Local Amenities
- Council Tax Band E. EPC Band E
- 2 Receptions Rooms
- Garden, Parking and Garage
- Land and Barn adjoining available by separate negotiation
- Freehold

Guide Price £595,000

SITUATION

The property is very conveniently situated in a wonderful elevated position with spectacular panoramic coastal views in the sought after Old Alcombe village on the outskirts of Minehead. Treetops enjoys an enviable setting with close access to bridleways and footpaths through the wooded Alcombe Combe with superb walking and riding country leading to open countryside within the Exmoor National Park. Dunster Village being only 1.5 miles away which is a beautiful medieval village boasting its own Castle and a Medieval Yarn Market. The popular resort of Minehead, being the principal town of West Somerset, provides a wide range of shopping, banking and educational facilities and regular bus services. It also caters for various leisure interests, including an 18-hole Golf Course and marine activities.

The county town of Taunton (23 miles) has extensive retail and commercial facilities, together with three independent schools and the Somerset County Cricket Ground. There is access to the M5 motorway (Junction 25) and a main line station with fast trains to London Paddington and the North. Exeter (42 miles) has excellent amenities and an international airport.



DESCRIPTION

Treetops is a split level 3 bedroom residence enjoying a wonderful elevated position with spectacular panoramic coastal views. This individual style home takes full advantage of the aspect with the reception rooms all enjoying the stunning views. The accommodation is generous and versatile with gas central heating. It is complemented by its garden, garage and parking.

ACCOMMODATION

The covered entrance glazed door leads to the reception hall with door to the cloakroom and stairs down to the main reception rooms. Coastal views are enjoyed from the spacious sitting room with feature fireplace inset with a gas fire. An archway leads through to the dining room and kitchen. Both rooms again enjoying the wonderful sea views. The kitchen is fitted with a range of units and integral appliances. There are three bedrooms, two good sized double bedrooms and a smaller double bedroom. The master bedroom benefits from built in storage space. There is also the family bathroom, fitted with a white suite and shower over the bath.

OUTSIDE

The property is approached onto a tarmac drive providing parking for several cars and giving access to the garage. The garden surrounds the house and provides the wonderful outside space to sit and enjoy the amazing sea views. The terraced garden is mainly laid to lawns interspersed with flower beds and shrubs. There is a patio area to the front and side from which to enjoy the views. There is also a greenhouse.

VIEWING

Strictly by appointment with the agents please.

SERVICES

Mains electricity, water and drainage. Gas central heating. Ofcom predicted broadband services - Standard: 7 Mbps download 0.8 Mbps Upload. Superfast: 80 Mbps download 20 Mbps Upload. Ofcom predicted mobile coverage for voice and data: Internal - EE, Three, O2 and Vodafone. External - EE, Three, O2 and Vodafone. Local authority: Somerset West and Taunton Council.

AGENTS NOTE

There is the possibility of some land adjoining the property available by separate negotiation.

WHAT3WORDS

what3words///highly.request.resources



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1307 sq ft / 121.4 sq m (excludes store)
 Garage = 182 sq ft / 16.9 sq m
 Total = 1489 sq ft / 138.3 sq m
 For identification only - Not to scale

Ground Floor

Garage
6.50 x 2.54m
21'4" x 8'4"

Kitchen
3.84 x 2.97m
12'7" x 9'9"

Dining Room
3.99 x 2.72m
13'1" x 8'11"

Sitting Room
5.78 x 3.94m
19' x 12'11"

Bedroom 3
3.30 x 3.15m
10'10" x 10'4"

Bedroom 2
4.63 x 3.15m
15'10" x 10'4"

Bedroom 1
4.78 x 3.53m
15'8" x 11'7"

Bathroom

Store

Compass rose showing North (N), South (S), East (E), and West (W).

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). Gridhecom 2023. Produced for Stags. REF: 1067990



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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