

# Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



## WESSEX LODGE

Whitecross Lane, Minehead, Somerset TA24 8DF



## Wessex Lodge

A beautifully presented, four/five-bedroom period residence situated on the lower slopes of North Hill with garage/workshop, garage with lower level storage and a further outbuilding with a variety of uses. The property also benefits from parking, attractive gardens and lovely views.

This stunning property retains many original features to include plasterwork ceilings, stained glass windows and fireplaces and has been lovingly maintained by the current owners to provide a comfortable family home.

This spacious residence has three reception rooms, two of which are designed to take full advantage of the lovely views over the gardens to the surrounding hills.

Other benefits include a wood burning stove in the lounge, gas fired central heating, a modern kitchen, a utility and boot room, a conservatory and en-suite facilities to three of the bedrooms.

The property is South-facing and within easy reach of lovely walking opportunities over North Hill and down through the town to the beach and harbour.

# ACCOMMODATION



**E**ntrance through front door into a porch with tiled floor and door through to the:

HALLWAY – with solid wood flooring, stairs leading to the first floor, door to a fitted cloakroom and doors to the sitting/dining room, drawing room and study.

SITTING/DINING ROOM – a lovely, light room with French doors out to the garden, lovely views and feature fireplace.

DRAWING ROOM – with bay window to the front affording lovely views, fireplace with inset wood burning stove and doors to the,

CONSERVATORY – which has a tiled floor and door to the garden.

STUDY – a double aspect room with large storage cupboard.

KITCHEN BREAKFAST ROOM – a large room, fitted with a range of wall and base units, double sink inset into wooden work surface and integrated appliances to include a dishwasher, electric oven and a range cooker and space for a fridge freezer. There are windows on three sides, a Velux and doors to the garden, boot room and fitted utility, all benefitting from wooden flooring throughout. There is also a separate cloak room.



To the first floor there is a large landing area with window to the side, stairs to the second floor and doors to three of the bedrooms and bathroom.

MASTER BEDROOM – a lovely room with bay window to the front affording lovely views over the garden to the surrounding countryside and access to dressing room with built in wardrobes and en-suite shower room. The dressing room could also be used as a fifth bedroom if so desired.

BEDROOM TWO – with window to the side and door to an en-suite shower room.

BEDROOM THREE – with window to the front.

BATHROOM – with fitted four-piece suite including a free-standing claw foot bath and separate walk-in shower.

SECOND FLOOR LANDING – with door to eaves storage and door to:

BEDROOM FOUR – with two velux windows affording wonderful views over the town to the coast and a door to a large en-suite shower room which also has a velux window.



## OUTSIDE

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The property is approached over a driveway providing off road parking leading to the garage.

A crazy paved patio area leads around to the front door.

To the rear there is a terraced garden.

Immediately to the front of the house and accessed from the sitting/dining room, there is a patio area providing a lovely area to sit and admire the garden and views. There are two other terraced seating areas that provide alternate positions for enjoying the garden.

The front garden is landscaped to provide areas laid to lawn with flower and shrub beds and mature trees.

Two further outbuildings have power and light. They comprise a timber workshop/garage adjoining the drive, and a stone-built wendy house that reflects the architectural style of the main house and is large enough for a variety of uses.

**SITUATION:** Minehead is one of West Somerset's best loved coastal resorts, nestling as it does between the slopes of Exmoor and the sea. The town offers a wide range of attractions, including the beach, promenade, harbour, beautiful gardens and colourful tree lined avenue with an array of independent shops and services. The county town of Taunton is 25 miles away with its links to the motorway and mainline train network.

**Directions:** What3Words: [///mailboxes.speedily.tigers](http://www.mailboxes.speedily.tigers)

# ACCOMMODATION

(all measurements are approximate)

PORCH

HALLWAY

CLOAKROOM

SITTING DINING ROOM 15'3" (4.64m) x 25'10" (7.87m)

DRAWING ROOM 15'2" (4.63m) x 13'1" (4.00m)

CONSERVATORY 10' (3.04m) x 10'4" (3.14m)

STUDY 9' (2.75m) x 12'5" (3.78)

KITCHEN BREAKFAST ROOM 26'3" (7.99m) x 17'8" (5.38m)

BOOT ROOM 9'5" (2.88m) x 5'9" (1.74m)

UTILITY 9'5" (2.88m) x 5'3" (1.60m)

FIRST FLOOR LANDING

MASTER BEDROOM 16'1" (4.90m) x 12'11" (3.93m)

DRESSING ROOM (BEDROOM FIVE) 13'7" (4.15m) x 9'4" (2.85m)

EN-SUITE SHOWER ROOM

BEDROOM TWO 9'3" (2.82m) x 13'1" (4.03m)

EN-SUITE SHOWER ROOM

BEDROOM THREE 12'10" (3.92m) x 12'2" (3.70m)

BATHROOM 7'6" (2.28m) x 10'10" (3.30m)

SECOND FLOOR LANDING

BEDROOM FOUR 9'5" (2.87m) x 10'11" (3.32m)

EN-SUITE SHOWER ROOM

## GENERAL REMARKS AND STIPULATIONS:

**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion. This is property is chain free.

**Services:** Mains water, drainage and electricity. Gas fired central heating.

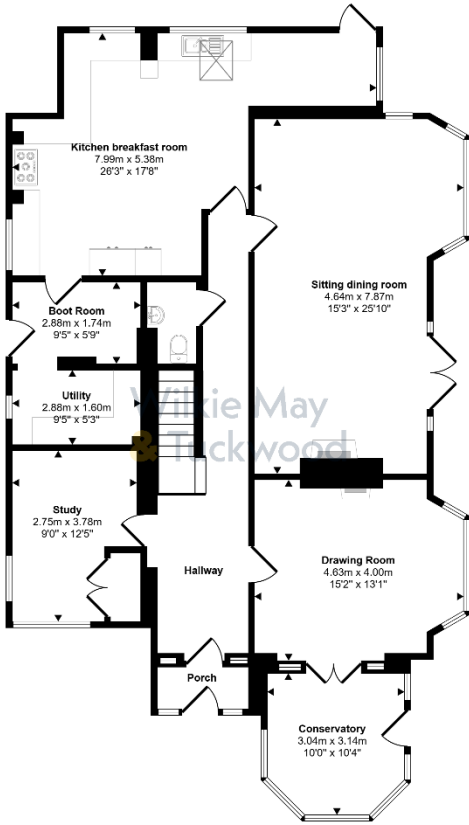
**Council Tax Band:** G

**Broadband and mobile coverage:** The maximum available broadband speeds are 80 Mbps download and 20 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Flood Risk: Surface Water:** Very low risk **Rivers and the Sea:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk>

**Planning:** Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

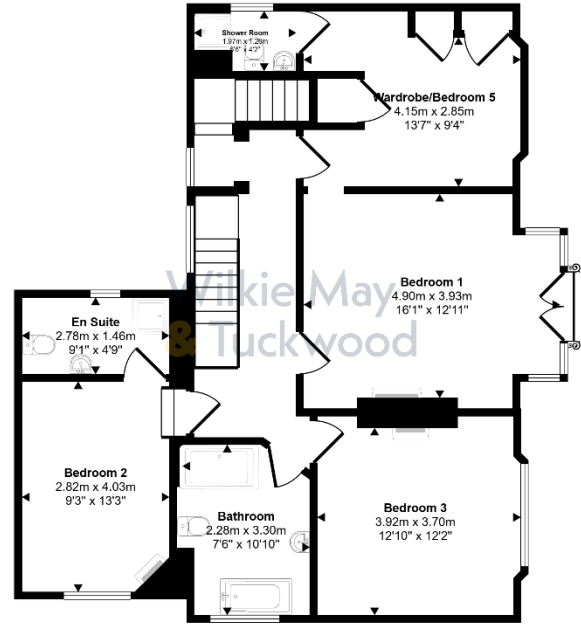
# FLOORPLAN



**Ground Floor**  
Approx 136 sq m / 1466 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

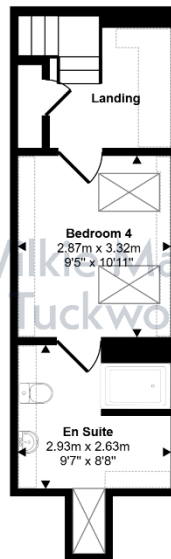


**First Floor**  
Approx 93 sq m / 999 sq ft

Denotes head height below 1.5m

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	82
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epca4u.com		



**Second Floor**  
Approx 26 sq m / 277 sq ft

Denotes head height below 1.5m

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# WESSEX LODGE

Whitecross Lane, MINEHEAD, Somerset TA24 8DF

PRICE: £850,000



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**MEASUREMENTS AND OTHER INFORMATION** All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you. Code of Practice for Residential Estate Agents: Effective from 1 August 2011: 8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor

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