

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



MILLSTREAM COTTAGE

Mill Street, Withycombe, MINEHEAD, Somerset TA24 6QD



MILLSTREAM COTTAGE

A very pretty four-bedroom detached cottage situated in the heart of the popular West Country village of Withycombe.

The property benefits from oil fired central heating throughout, secondary glazing, utility room, en-suite to one of the bedrooms, attractively landscaped gardens bordering a pretty stream, a detached double garage and off-road parking.

Internal viewing is highly recommended to appreciate the accommodation offered.

ACCOMMODATION



The accommodation comprises in brief:
front door into porch with stained glass
windows on either side and door to,

LIVING ROOM – a large, triple aspect room with
windows on three sides, beamed ceiling and
exposed stone feature wall with large fireplace
incorporating a log burning stove. Double
wooden doors with inset stained-glass panels
open into an,

INNER HALL – with stairs to the first floor,
understairs cupboard, door to the garden, door
to the,

UTILITY ROOM – with window to the side, and
door to the,

KITCHEN – a lovely light triple aspect room with
windows to the side and rear and French doors
leading out to the garden. The kitchen area is
fitted with an extensive range of white wall and
base units, sink and drainer incorporated into
work surface with tiled surrounds, space for
electric cooker with extractor hood over,
integrated fridge, space and plumbing for
dishwasher and space for a fridge freezer.



FIRST FLOOR LANDING – to the first floor there is a landing area with airing cupboard and doors to the bedrooms and bathroom.

BEDROOM ONE – a large, triple aspect room with some restricted head height, fitted wardrobe and door to,

EN-SUITE BATHROOM – with fitted three-piece suite, some restricted head height and window to the side.

BEDROOM TWO – with an aspect to the front.

BEDROOM THREE/STUDY – with an aspect to the front

BEDROOM FOUR – with an aspect to the rear

BATHROOM – fitted with a four-piece suite and with window to the side.



OUTSIDE

The property is approached from the front through a timber pedestrian gate with stone walls enclosing the low maintenance garden which has been laid with crazy paving with inset shrubs and roses. A timber gate to the rear gives access to a side garden which is also laid with crazy paving. The remainder of the gardens are laid to lawn with a range of mature trees and shrubs. There is also a block paved patio area to the side affording an attractive seating area benefiting from a good degree of privacy. To the side there is a block paved driveway providing off road parking leading to the detached double garage.

SITUATION: Withycombe is a small village mid-way between Dunster, Carhampton and Williton. The village has a Church dedicated to St. Nicholas. Minehead which is 4.5 miles away is one of West Somerset's well known and 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 shops and services. The whole area is renowned for its outstanding natural beauty and there are superb walks over open moor land, through woodland and along the coast.

Directions: What3Words: [///staked.heeding.describe](#)

ACCOMMODATION

(all measurements are approximate)

PORCH

LIVING ROOM 27'7" (8.41m) x 16'10" (5.13m)

HALL 17'4" (5.28m) x 8'9" (2.67m)

UTILITY

KITCHEN/BREAKFAST ROOM 17'2" (5.23m) max. x 13'6" (4.11m) max

FIRST FLOOR LANDING

BEDROOM ONE 17'3" (5.26m) x 13'7" (4.14m)

EN-SUITE BATHROOM

BEDROOM TWO 16' (4.88m) max. x 9' (2.74m) max.

BEDROOM THREE 11'2" (3.40m) max. x 9'5" (2.87m) max.

BEDROOM FOUR 12'9" (3.89m) x 8' (2.44m)

GENERAL REMARKS AND STIPULATIONS:

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

Services: Mains water, electricity and drainage are connected. Oil fired central heating.

Council Tax Band: F

Broadband and mobile coverage: We understand that there is limited mobile coverage. The maximum available broadband speeds are 1800 Mbps download and 220 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: Very low risk **Rivers and the Sea:** High risk **Reservoirs:** Unlikely

Groundwater: Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk>. It should be noted that the property has flooded within the last five years – please ask the agent for more information.

Planning: Local planning information is available on

<http://www.somersetwestandtaunton.gov.uk/asp/>

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

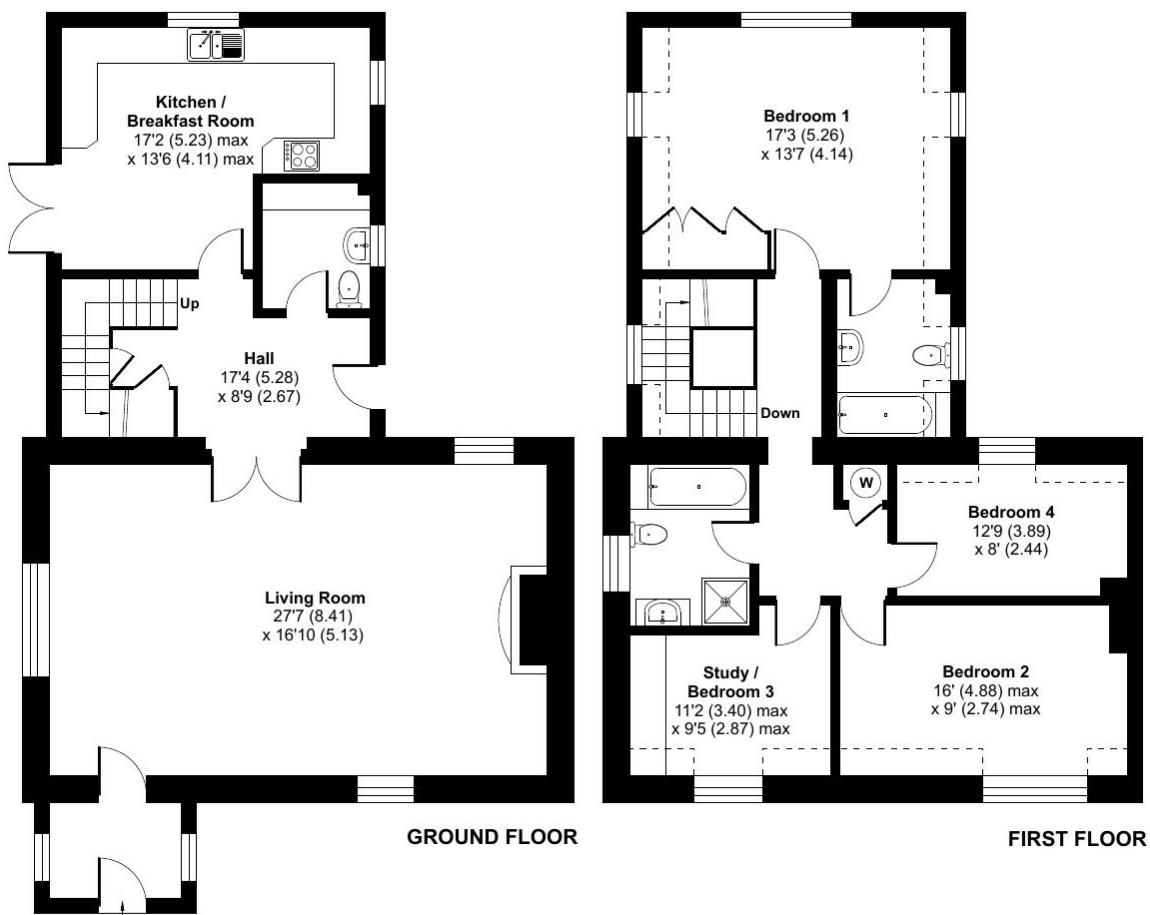
FLOORPLAN

Mill Street, TA24

Approximate Area = 1755 sq ft / 163 sq m
Limited Use Area(s) = 89 sq ft / 8.2 sq m
Total = 1844 sq ft / 171.3 sq m
For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Harris & Parsons Ltd T/A Wilkie May & Tuckwood. REF: 1150904

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PRICE: £595,000



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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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