



Main Road

Carhampton, TA24 6NQ

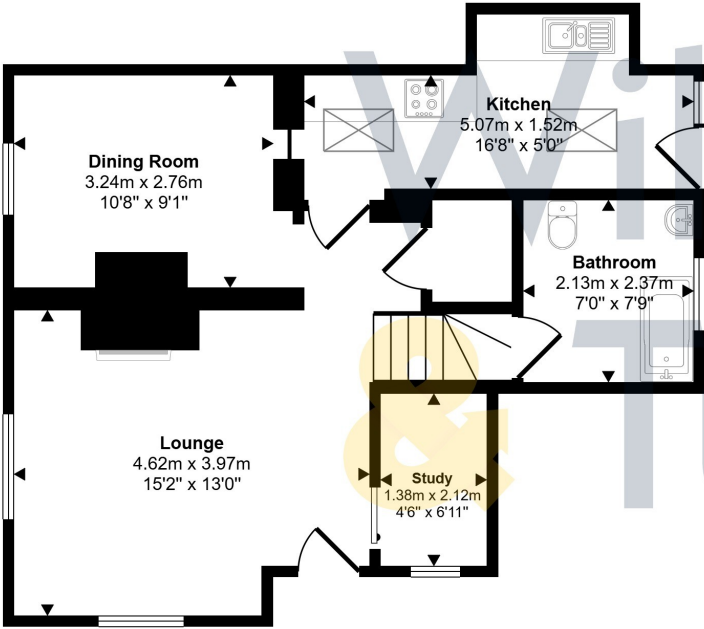
Price £275,000 Freehold

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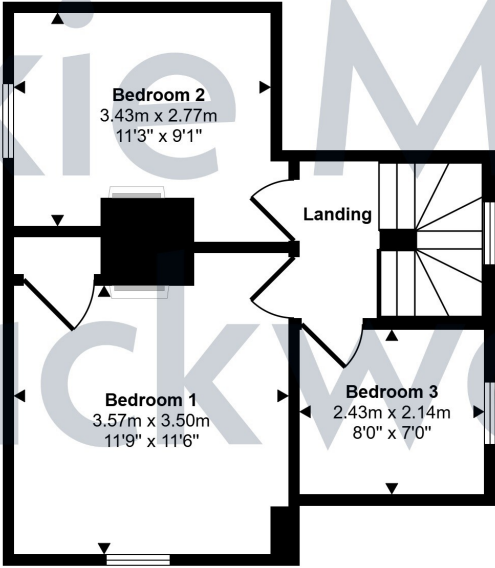
Wilkie May
& Tuckwood

Floor Plan

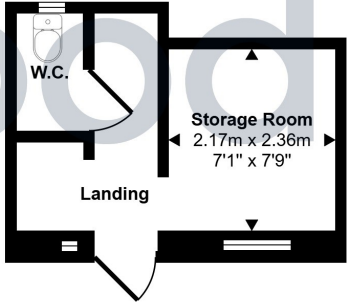
Approx Gross Internal Area
104 sq m / 1124 sq ft



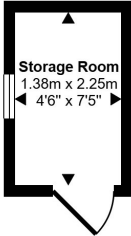
Ground Floor
Approx 53 sq m / 572 sq ft



First Floor
Approx 36 sq m / 389 sq ft



Outbuilding 1
Approx 12 sq m / 130 sq ft



Outbuilding 2
Approx 3 sq m / 33 sq ft

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.

Description

Set in the sought-after village of Carhampton, this beautifully presented three-bedroom semi-detached cottage offers a perfect blend of period charm and modern convenience. With generous living spaces, original fireplaces, vaulted ceilings, and a private garden, this home provides a peaceful and well-connected retreat, ideal for couples, families, or those seeking a character property near the coast and countryside.

Of brick construction under a pitched roof, internal viewing is highly recommended to appreciate the accommodation offered.

- Large rear garden
- 3 bedrooms
- Modern kitchen & bathroom
- Character features throughout
- Outbuilding



The accommodation comprises in brief: A cosy lounge welcomes you with a woodburning stove, and a practical study area to the right. There is enough space in this room for a desk, creating a flexible work or reading area. Moving through the property, the dining room offers a warm and inviting atmosphere, featuring a window, stone wall, and a characterful feature fireplace. Adjacent to the dining room is a modern fitted kitchen, thoughtfully designed with wooden worktops and clean finishes. It includes an integrated oven and hob with an extractor fan over, a stainless steel sink, and space and plumbing for a washing machine. A range of wall and base units provides practical storage, along with room for a freestanding fridge freezer. The kitchen benefits from high ceilings and a Velux window, creating a bright and airy space, and it offers direct access to the rear garden.

Stairs rising to the first floor a half landing leading to a modern bathroom, light and stylish in presentation, featuring a bath with shower mixer head, WC, wash basin, heated towel rail, and a window.

Upstairs, the landing area includes a window that brings in natural light and leads to three bedrooms. The third bedroom is currently arranged with a single bed and desk, overlooking the rear garden; an ideal setup for a guest room or home office. The



main bedroom is a generous space with a vaulted ceiling, large window, and feature fireplace, there is also fitted storage cupboards. The second bedroom also features a vaulted ceiling, a window, original fireplace, and plenty of space for wardrobes or other furnishings.

Outside, the rear garden is largely laid to lawn, offering a tranquil and private setting perfect for enjoying the outdoors. At the rear of the garden is an outbuilding currently used for storage, with excellent potential to be converted into a summer house, studio, or workshop, subject to any necessary consents. There is also an outside WC and an additional storage area, adding to the practical appeal of the property.

Located just minutes from Exmoor National Park and Somerset's scenic coastline, Carhampton is a welcoming village with a friendly community, village hall and recreation ground. There is easy access to nearby Minehead and Dunster. It's an ideal base for those seeking a balance of countryside living with convenient links to surrounding towns and natural attractions.



GENERAL REMARKS AND STIPULATION

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

Services: Mains water, mains electricity, mains drainage.

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

Property Location: [///elaborate.starlight.face](#) **Council Tax Band:** E

Broadband and mobile coverage: We understand that there is limited 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:** High 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/>

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared October 2024. . 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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