Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood

The Old Stables

Moor Road, Minehead, Somerset, TA24 5RU

The Old Stables

A very attractive Grade II listed six-bedroom property offered for sale with NO ONWARD CHAIN.

Tucked away on the picturesque slopes of North Hill, this charming character property offers a rare blend of historic appeal and tranquil seclusion. Set behind a private walled courtyard, the home immediately conveys a sense of retreat—perfect for those seeking peace, privacy, and a connection to the surrounding natural beauty.

Of stone construction under a pitched roof, whilst retaining many character features to include beamed ceilings and an enormous fireplace in the lounge, the property also benefits from the modern conveniences of gas fired central heating and double glazing throughout, a modern kitchen and en-suite facilities to two of the bedrooms. The property also has the added benefit of a double garage.

There is also the potential to create an annex incorporating the two ground floor bedrooms and, if needed, the garage (subject to planning requirements).

ACCOMMODATION

The front door opens into a spacious entrance hallway with stairs to the first floor and door to a fitted cloakroom.

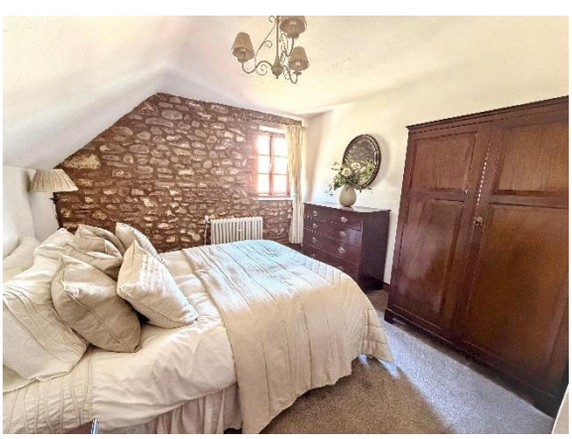
From the entrance hall there is access on one side to the,

KITCHEN - which is a large room fitted with an attractive range of wall and base units, butler style sink incorporated into work surface with tiled surrounds, island unit and integrated appliance range cooker with extractor hood over. There is also space for an American style fridge freezer and doors to a fitted utility room. The kitchen leads through to a large,

RECEPTION ROOM – which has windows on one side overlooking the courtyard garden, French doors opening out to the garden and a feature brick wall.

To the other side of the entrance hall, there is access to a,
DINING ROOM – which has a door opening to the courtyard garden and access to the,

LOUNGE - this is a lovely large room with French doors opening out to the courtyard garden, beamed ceiling and a feature brick wall with large open fireplace.



Two of the bedrooms are also on the ground floor, one of which is accessed from the lounge and both of which can be accessed independently from the courtyard.

BEDROOM THREE – with windows overlooking the courtyard and door to a small lobby area with door to the courtyard.

BEDROOM TWO – accessed via the courtyard or lounge with en-suite shower room.

These two bedrooms along with the garage, if needed, could be converted into annex accommodation (subject to planning permission).

FIRST FLOOR LANDING – a large area with velux window and doors to the remaining bedrooms, shower room and storeroom.

MASTER BEDROOM – a large room with beamed ceiling, two windows to the front and doors to a walk-in wardrobe and to an en-suite bathroom, both with velux windows.

BEDROOM FOUR – with aspect to the side.

BEDROOM FIVE – with aspect to the side.

BEDROOM SIX – with an aspect over the courtyard.

SHOWER ROOM – with modern fitted suite and velux window.

OUTSIDE

The property is approached from Moor Road through large double gates set within the walls leading into the courtyard garden with access to the double garage.

The remainder of the courtyard is laid with gravel with various seating areas designed to take full advantage of the lovely views towards St. Michael's Church and inset beds planted with trees and shrubs.

SITUATION: Minehead 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. Dominated by the wooded slopes of North Hill, 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: ///walls.shrugging.venturing

ACCOMMODATION

(all measurements are approximate)

ENTRANCE HALL 10’5” (3.18m) x 9’1” (2.77m)

CLOAKROOM 4’6” (1.38m) x 4’5” (1.34m)

KITCHEN 14’11” (4.54m) x 18’10” (5.74m)

UTILITY ROOM 5’5” (1.64m) x 4’4” (1.31m)

RECEPTION ROOM 13’1” (3.98m) x 24’6” (7.48m)

DINING ROOM 12’ (3.67m) x 17’4” (5.29m)

LOUNGE 25’3” (7.69m) x 17’6” (5.34m)

BEDROOM TWO 11’4” (3.46m) x 10’4” (3.16m)

EN-SUITE SHOWER ROOM 4’10” (1.47m) x 6’2” (1.87m)

BEDROOM THREE 10’11” (3.34m) x 13’7” (4.13m)

FIRST FLOOR LANDING

MASTER BEDROOM 18’7” (5.66m) x 11’11” (3.62m)

WALK-IN WARDROBE 5’ (1.52m) x 5’7” (1.69m)

EN-SUITE BATHROOM 12’8” (3.87m) x 5’3” (1.59m)

BEDROOM FOUR 14’5” (4.40m) x 9’10” (3.00m)

BEDROOM FIVE 14’4” (4.36m) x 8’10” (2.69m)

BEDROOM SIX 13’1” (4.00m) x 8’6” (2.60m)

STOREROOM 6’5” (1.96m) x 8’6” (2.58m)

SHOWER ROOM 13’3” (4.03m) x 5’1” (1.54m)

GARAGE 14’7” (4.45m) x 16’8” (5.9m)

GENERAL REMARKS AND STIPULATIONS:

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

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

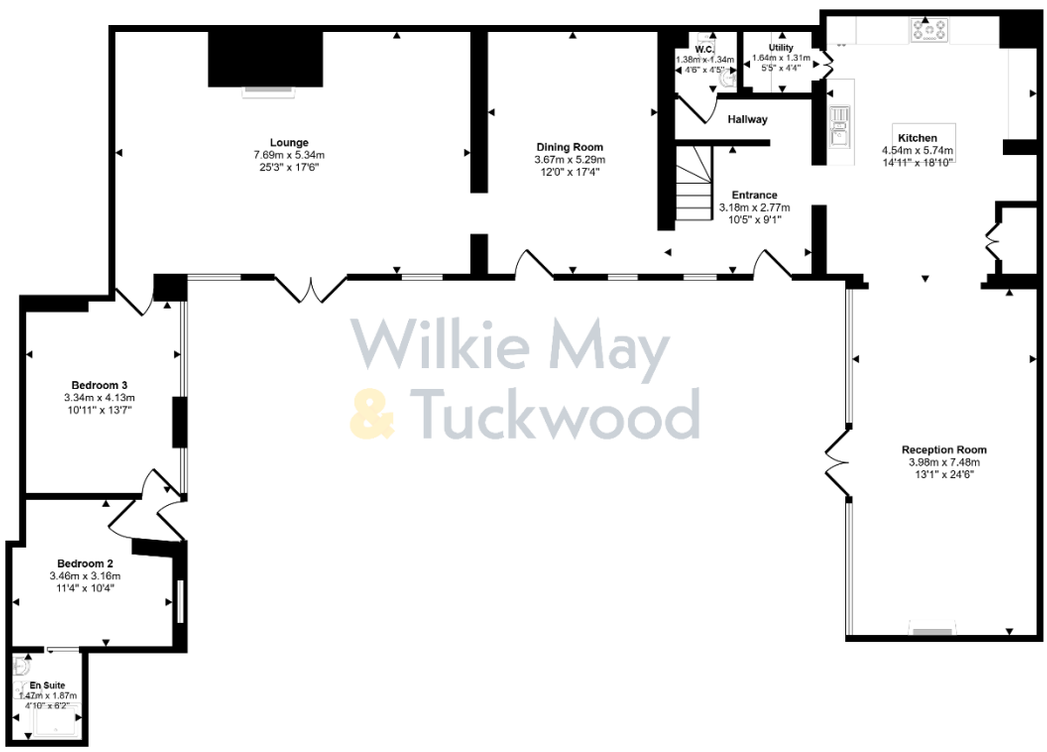
Council Tax Band: G

Broadband and 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/.

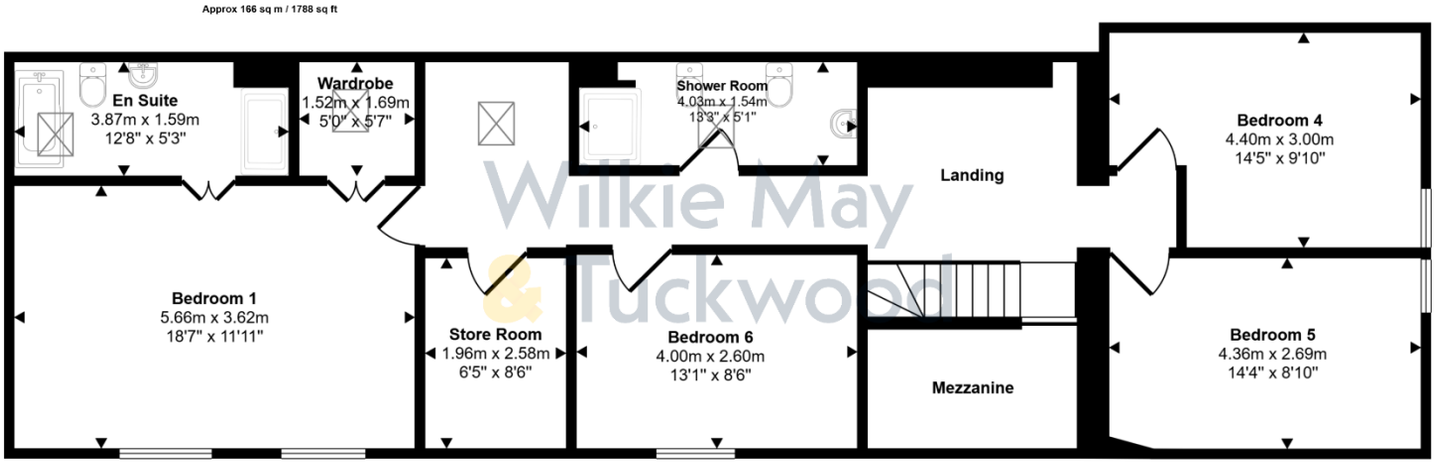
Flood Risk: Surface Water: Very low risk **Rivers and the Sea:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks on http://www.gov.uk/check-long-term-flood-risk

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

FLOORPLAN



Ground Floor
Approx 166 sq m / 1788 sq ft



First Floor
Approx 101 sq m / 1091 sq ft

Garage
Approx 19 sq m / 203 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.

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PRICE: £599,950

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