



**Bilbrook, Minehead, TA24 6HE**



**welcome to**

## **Steps Farmhouse, Bilbrook**

Believed to date back to the c.16th century is this beautifully presented period three bedroom cottage with four guest letting suites oozing charm & character. The cottage is located within the West Somerset village of Bilbrook & enjoys a good size rear garden & countryside views in the distance.



**Period Rear Door**

Leading to

**Entrance Hall**

With quarry tiled floor, light, doors to inner hall and boiler room.

**Boiler Room**

11' 8" x 5' 2" ( 3.56m x 1.57m )

With period door to front garden, quarry tiled floor, oil fired boiler serving the domestic hot water and central heating systems, light and power.

**Inner Hall**

With window to rear, staircase rising to first floor landing, glazed door to the dining room.

**Dining Room**

18' 9" max x 17' 7" max ( 5.71m max x 5.36m max )

Double glazed window to front, historic muntin wall, exposed beams, wall light points, radiator, window seat, period stone fireplace, doors to kitchen and lounge.

**Lounge**

17' 7" x 15' 4" ( 5.36m x 4.67m )

Double glazed windows to front with window seat, fitted carpet, exposed beams, built in cupboards, wall light points, inglenook fireplace with inset log burner with stone hearth, historic muntin wall, radiator.

**Kitchen**

20' 11" x 10' 5" ( 6.38m x 3.17m )

Double glazed windows to rear, stable door to rear courtyard, tiled flooring with underfloor heating, exposed beams, a range of fitted coloured base and wall units, solid wood worktop surfaces, inset ceiling spotlights, integrated wine rack, space for fridge freezer, space for undercounter fridge, inset Belfast sink unit, integrated freezer, Smeg electric range cooker with extractor hood over, part tiled surrounds, window seat, door to

**Therapy Room**

9' 10" x 8' 2" ( 3.00m x 2.49m )

Double glazed window to rear, radiator, laminate flooring, connecting door to store room, door to shower cubicle, low level WC, vanity wash hand basin with cupboard under, tiled surround, tiled floor, extractor unit.

**Store Room**

13' x 8' 8" ( 3.96m x 2.64m )

Door to front, windows to side, space for fridge freezer, space and plumbing for washing machine, space for tumble dryer, door to the rear courtyard.

**First Floor Landing**

Double glazed window to rear, fitted carpet, built in airing cupboard, access to roof space, doors to

**Office Area**

10' 3" x 6' 1" ( 3.12m x 1.85m )

Double glazed window to rear, radiator, doors to bedroom three and shower room.

**Seperate Shower Room**

A fitted suite comprising shower cubicle, vanity hand wash basin with cupboard/drawer under, low level WC, extractor unit, wooden flooring, exposed beams, inset ceiling spotlights, radiator.

**Bedroom One**

14' 7" x 11' 5" ( 4.45m x 3.48m )

Double glazed window to rear, fitted carpet, radiator, door to ensuite.

**Ensuite Shower Room**

Double glazed window to side, a fitted suite comprising shower cubicle, low level WC, vanity hand wash basin with cupboard under, extractor unit, inset ceiling spotlights, radiator.

**Bedroom Two**

15' 7" max x 13' 8" max ( 4.75m max x 4.17m max )

Double glazed window to front, two radiators, access to roof space, fitted carpet, door to

**Ensuite Bathroom**

A fitted suite comprising panelled bath, pedestal wash hand basin, low level WC, shower cubicle, radiator, aqua panelled walls, extractor unit, vinyl flooring, inset ceiling spotlights.

**Bedroom Three**

15' 9" x 13' 5" ( 4.80m x 4.09m )

Double glazed windows to front, fitted carpet, radiator, feature fireplace.

**Guest Letting Suites**

**Guest Suite One**

20' 3" max x 9' 2" max ( 6.17m max x 2.79m max )

Window to front and door to front, fitted carpet, radiator, wall light points, exposed beams, part stone walls, built in wardrobe, vanity wash hand basin with cupboard under, door to ensuite.

Ensuite - window to rear, a fitted suite comprising panelled bath with shower unit over and fitted shower screen, pedestal wash hand basin, low level WC, tiled surrounds, shaver light/point, vinyl flooring.

**Guest Suite Two**

14' 2" x 8' 2" ( 4.32m x 2.49m )

Window to side, door to front, fitted carpet, exposed beams, radiator, door to ensuite.

Ensuite - Window to side, a fitted suite comprising shower cubicle, pedestal wash hand basin, low level WC, extractor unit, shaver light/point, vinyl flooring.

**Guest Suite Three**

19' 4" max x 13' 10" max ( 5.89m max x 4.22m max )

To the front of the rooms is a raised decked seating area enjoying lovely views of local countryside. Window to front, door to front, fitted carpet, exposed beams, radiator, door to ensuite.

Ensuite - a fitted suite comprising shower cubicle, pedestal wash hand basin, low level WC, heated towel rail, part tiled surrounds, shaver light/point, extractor unit, vinyl flooring.

**Guest Suite Four**

21' 9" max x 9' 9" max ( 6.63m max x 2.97m max )

To the front of the rooms is a raised decked seating area enjoying lovely views of local countryside. Window to side, door to front, fitted carpet, exposed beams, radiator, door to ensuite.

Ensuite - Window to side, a fitted suite comprising shower cubicle, low level WC, pedestal wash hand basin, vinyl flooring, extractor unit, heated towel rail.

**Outside**

The property is approached to the rear over the grounds of a neighbouring property, giving access to a large private gravelled car park lined with high, well kept conifers offering parking for approximately for 7/8 vehicles. From the driveway access to an attractive courtyard with some mature shrubs and climbing wisteria offers an area for seating and alfresco dining, access to the entrance hall, kitchen and letting accommodation can be found from the courtyard.

To the front of the property is a cobbled walkway which leads to the front door. There is a well kept laid to lawn garden with hedging and established plants and shrubs. To the rear of the property is a well presented garden comprising laid to lawn enjoying pleasant countryside views and a summerhouse/bar 11'9" x 6'4" with window to side, double bi-folding doors to front, light and power, railway sleeper floor, a superb sheltered area for guests to enjoy drinks and relax in the well presented garden. A pretty archway gives way to a gravelled area with storage shed/workshop, storage container, poly tunnel.

Shed 9'7" x 9'3" with windows to front and side, door to front, light and power.

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## **Steps Farmhouse, Bilbrook**

- Popular West Somerset Village of Bilbrook
- c.16th Century Period Cottage - Two Reception Rooms
- Three Bedrooms - Kitchen/Breakfast Room
- Oil Fired Central Heating - Four Guest Letting Suites
- Good Size Rear Garden - Ample Off Road Parking

Tenure: Freehold EPC Rating: F

Council Tax Band: F

# £658,000



Please note the marker reflects the postcode not the actual property

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