



The Promenade



# The Promenade

Esplanade, Minehead, West Somerset, TA24 5QS

Porlock 6 miles • Taunton 24 miles • Exeter 52 miles

A substantial property with extensive owners' accommodation and three luxury self catering apartments operating as a successful business known as Beachside Suites in a prestigious location with fantastic views across the sea front and bay.

- 3 Luxury Self Catering Apartments on Minehead Bay Seafront
- Close To Exmoor & The Start Of The South West Coast Path
- Close to Amenities and Minehead Town Centre
- Extensive Owners Accommodation
- Parking
- Over 7000 sq ft
- Gardens
- Freehold
- Conservation Area

## Guide Price £975,000

### Introduction

The Promenade is a substantial detached property comprising of spacious owners accommodation and three luxury self catering apartments in a prestigious location situated on Minehead Bay seafront with fantastic views across the beach, sea and towards North Hill, Exmoor.

### Situation

The Promenade is situated at the north end of the Esplanade with easy access to the beach and harbour and benefits from wonderful sea views. The property is also within the Wellington Square Conservation area.

Minehead is known as the gateway to Exmoor National Park. Minehead itself boasts a good range of local amenities including local shops and supermarkets as well as first, middle and upper schools, doctors and dentists and a modern urgent care hospital. The county town of Taunton lies some 26 miles to the south and boasts a further range of high street shops as well as good access links to the M5 and A303 as well as mainline rail link to London Paddington.

The property is ideally located to take advantage of all the leisure activities Exmoor has to offer such as horse riding, walking and cycling.



### The Promenade

The current owners have undergone an extensive programme of renovation works at the property including significant refurbishment of the holiday apartments and therefore the whole property is incredibly well presented.

The Promenade welcomes you with a large spacious hallway showcasing the original Arts & Crafts staircase and mantelpiece. It has a useful cloakroom and is an ideal space for welcoming guests. Off the hallway are two generous reception rooms which are both flooded with natural light due to the large windows. One of these rooms is currently used as a treatment room and the other retains the Arts & Craft features such as the inglenook style fireplace. Through from the hallway leads into another sitting room, used as a day room by the current owners, adjacent to the kitchen/breakfast room creating an extensive sociable space. On from the day room is another reception space which is utilised as an office/TV room with a reading room alongside. A large conservatory is located off the reading room. The downstairs rooms provide extensive and flexible reception space which can be utilised to suit the purchaser and out the back there is a utility room and store

The first floor comprises of a large primary suite with ensuite, dressing room and balcony with stunning views across Minehead seafront. Plus there are two double bedrooms, and a family bathroom. Stairs to the second floor also provide the option of utilising a doorway which could be opened to provide direct access to the Penthouse Apartment. Therefore, the Penthouse could be incorporated into the main house if desired.

### Beachside Suites

Beachside Suites is a thriving luxury holiday let business with excellent customer reviews and enjoys many repeat guests. Please ask the agent for further information regarding turnover, website listing is <https://beachsidesuite.co.uk/>

The self contained holiday lets are arranged over the ground, first and second floors (Penthouse) with paying guests utilising a separate entrance to the side of the building.

Hillview Apartment is a ground floor one bedroom apartment, consisting of a large double bedroom with chesterfield sofa and armchair, an ensuite shower room and, across the entrance hall an open plan kitchen, sitting/dining room. Beachview is a two bedroom apartment with a double bedroom and single room with an interconnecting bathroom. A generous sitting/dining room with a kitchen alongside, the apartment benefits from a sea view balcony. The Penthouse is a spacious 2/3 bedroom apartment with a primary suite with shower room, a second bedroom with ensuite and a separate WC.

Penthouse can be a 2 or 3 bedroom apartment depending on whether the purchaser wishes to use the separate dining room as an additional bedroom. The Penthouse has a private sun terrace with outstanding sea views which look across Minehead Bay and towards the harbour and North Hill.

### Outside

To the front of the property is a paved area and driveway providing parking for several cars. The garden is mainly laid to lawn, with a summer house and private seating area plus additional off road parking for one car.

### Services

Mains Drainage, Mains Electricity, Mains Water, Somerset West and Taunton Council. Gas central heating which is all newly refurbished and centrally controlled from the owners' accommodation. Main electric consumer board all new and located into the owners' accommodation for ease of access. Full fibre gigafast broadband which is currently provided by Sky. Average download speed is 900 Mb/s Average upload speed is 90 Mb/s Council Tax, Band B for owners accommodation. The business element has a £14,500 rateable value currently benefiting from 100% small business rate exemption

### Agents Note

Viewings must be accompanied by the selling agent Stags Estate Agents. Telephone Number 01392 680 058

### Directions

On the A39 as you enter Minehead take the 3rd exit onto Seaward Way, at the roundabout take the first exit onto Warren Road. Continue along Warren Road for 0.3 miles then turn right onto Esplanade and the destination will be on the left. What three words - //hoped.saucepan.tips



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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