

# Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



## 7 THE BALL

Dunster, Minehead, Somerset, TA24 6SD



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A beautifully presented and fully refurbished Grade II listed, double fronted cottage, situated in the heart of the sought-after historic medieval village of Dunster, within the Exmoor National Park.

The property; dating back to the 1600s; offers generous living accommodation and has been lovingly restored by the current owners. The light and spacious dining and sitting rooms are directly south-facing and are both fitted with wood burning stoves. The bespoke kitchen and adjoining utility room, both with underfloor heating are connected to the dining room through a flowing wood beamed opening.

The three bedroomed property benefits from secondary glazing throughout, gas fired central heating, a cloakroom/study with downstairs w/c, south-facing master bedroom with en-suite, and a large family bathroom.

Wonderful views towards the distant Castle and Church are available from the first floor and from the garden.

Internal viewing is highly recommended to appreciate the spacious accommodation offered.

# ACCOMMODATION



**T**he accommodation comprises in brief: entrance through front door into, ENTRANCE HALL - with stairs to the first floor, door to the rear garden and doors to, SITTING ROOM - a very attractive room with sash window to the front with a window seat, beamed ceiling and fireplace with inset wood burning stove. STUDY - with window to the rear and former fireplace with shelving on either side. A door leads into the,

CLOAKROOM - with fitted suite and window to the rear.

DINING ROOM - with window to the front, wood flooring, beamed ceiling, fireplace with inset wood burning stove and cupboards on either side. There is also open access to the, KITCHEN - bespoke fitted with ample wall and base unit storage, sink and drainer incorporated into granite worktops, range cooker with extractor hood, window to the rear, original quarry tiles with



underfloor heating and door to,  
 UTILITY ROOM - fitted with wall and base units, sink and drainer incorporated into granite worktop, space and plumbing for washing machine and dryer, two velux windows, original quarry tiles with underfloor heating and rear door to the garden.  
 FIRST FLOOR LANDING - which has a window to the rear overlooking the garden and a storage cupboard.  
 BEDROOM ONE – a large double bedroom, with two south-facing windows to the front, original feature Fireplace with storage cupboard and door to,

EN-SUITE - modern fitted suite.  
 BEDROOM TWO - another large double bedroom also with two south-facing windows to the front and original fireplace.  
 BEDROOM THREE - with an aspect to the rear overlooking the garden.  
 BATHROOM - modern suite four piece comprising free-standing bath, separate walk-in shower, wash hand basin and wc. There are also two windows to the rear.



# OUTSIDE

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Immediately to the rear of the property is two stone storerooms which are connected via a covered courtyard. Steps leading up to the remainder of the large garden which has an attractive and spacious seating area leading to a long lawned area, vegetable patch, sheds.

A charming garden room/cabin sits at the top of the garden, offering a versatile addition to the property, that could be used as a home office, gym or studio with a delightful sun terrace boasting stunning views over Dunster, the castle and the surrounding countryside. There is pedestrian access to the rear of the property through a small gate, with direct access to Conygar tower and surrounding woodland.

## SITUATION

The village of Dunster is known to be one of the prettiest in England and, located on the edge of the Exmoor National Park, it is ideally situated for access to the wonderful coastline and moorland close-by. The village itself boasts a primary school, church, post office and several public houses, restaurants and coffee shops. Dunster is also famous for its Castle and Yarn Market. The coastal town of Minehead is approximately 3 miles away with schools, shops and supermarkets and the County Town of Taunton is 25 miles away with access to the rail and motorway network.

## DIRECTIONS

What3Words: [///volunteered.december.juggled](https://www.what3words.com/volunteered-december-juggled)

# ACCOMMODATION

Entrance Hall

Sitting Room 16'9" (5.10m) x 11'6" (3.50m)

Study 14'4" (4.36m) x 7'9" (2.36m)

Cloakroom

Dining Room 12'2" (3.72m) x 11'1" (3.37m)

Kitchen 13'5" (4.08m) x 8'2" (2.48m)

Utility Room 10'4" (3.14m) x 7'1" (2.16m)

First Floor Landing

Bedroom One 14'11" (4.54m) x 10'3" (3.13m)

En-Suite Shower Room

Bedroom Two 16'5" (5.00m) x 11'10" (3.61m)

Bedroom Three 10'5" (3.18m) x 7'1" (2.15m)

Bathroom 12'1" (3.69m) x 6'8" (1.96m)

Garden Room 16'4" (5m) x 11.4 (3.5m)

(All measurements are approximate)

## 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. Gas fired central heating.

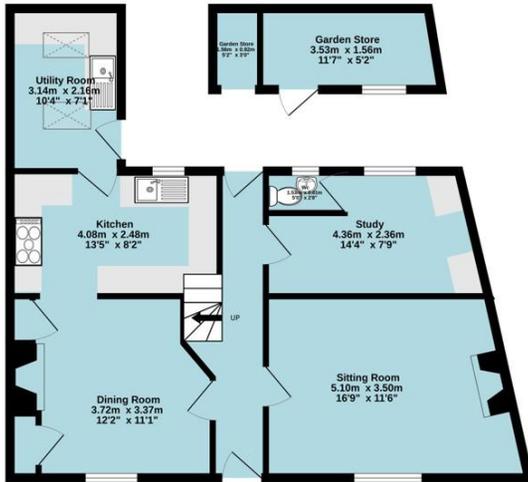
**Council Tax Band:** D

**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:** 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/>

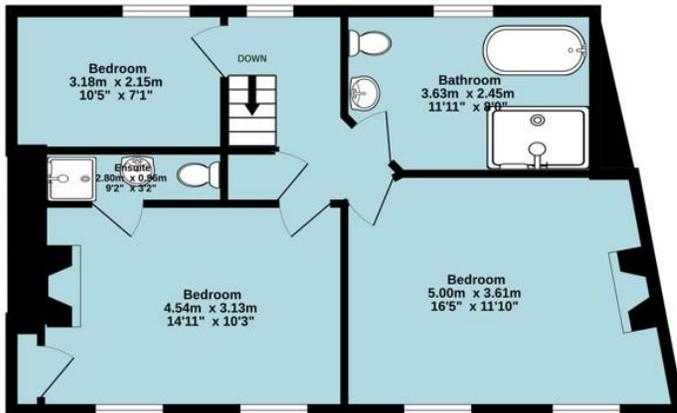
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# FLOORPLAN

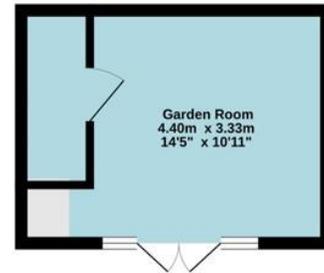
Ground Floor  
68.0 sq.m. (731 sq.ft.) approx.



1st Floor  
52.4 sq.m. (564 sq.ft.) approx.



Garden Room  
14.6 sq.m. (157 sq.ft.) approx.



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GUIDE PRICE: £425,000



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Photographs taken and details prepared August 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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