



West Street, Withycombe, Minehead, TA24 6PX

welcome to

Brockridge, 3 West Street, Withycombe

Having been carefully extended and refurbished to an exceptional standard this mid 17th century spacious three bedroom cottage in the village of Withycombe offers comfortable living accommodation with period features, attractive gardens, off street parking, oil fired central heating & barn/workshop.



Drawing Room

23' 3" x 15' 7" (7.09m x 4.75m)

Delightful dual aspect room with double glazed hardwood newly fitted window to front and side, heavy stable door to front, feature fireplace with inset multi fuel woodburner and former bread oven, new striking ash staircase to first floor landing with understairs cupboard, slate flooring, recessed downlighters, brushed chrome light switches and power points, sky multi room, television aerial, fm and LAN points, open plan to

Kitchen/Diner

18' 8" x 11' 7" (5.69m x 3.53m)

Dining Room: Double glazed newly fitted hardwood window to rear, slate floor, part panelled walls, recessed downlighters, open plan to

Kitchen Area: Double glazed hardwood window to rear, stunning kitchen with cream gloss range of wall and base level units with granite effect gloss work surfaces incorporating inset one and one half bowl single drainer ceramic sink unit with contemporary mixer tap, integrated concealed fridge freezer and dishwasher, space for range style cooker with double width extractor above, tiled splashbacks, recessed downlighters, slate floor, ash ledged and braced door to

Boot Room

9' 8" x 6' (2.95m x 1.83m)

Double glazed hardwood window to side, feature exposed stonework, fitted with a range of base level units, tiled work surfaces, plumbing for automatic washing machine, appliance space for tumble dryer, cloaks hanging and shoe storage, hardwood door to front, slate flooring, oil fired boiler for central heating and hot water, door to

Cloakroom

Double glazed hardwood window to rear, suite comprising dual flush low level WC, pedestal wash hand basin, slate floor, recessed downlighters, extractor fan.

First Floor Landing

Double glazed hardwood window to rear, spacious part galleried landing, wealth of ash timberwork including architrave's, skirting and ash ledged and braced doors, access to roof space, doors to

Bedroom One

18' 9" x 11' 7" (5.71m x 3.53m)

Two double glazed hardwood windows to rear enjoying far reaching countryside and Bristol Channel views, TV point, brushed chrome fittings, two radiators, ash ledged and braced door to

Ensuite

10' 7" x 5' 10" (3.23m x 1.78m)

Double glazed hardwood window to rear with similar views to bedroom one, luxury recently fitted suite comprising oversize walk in shower with shaped glazed enclosure, dual flush low level WC and contemporary vanity wash hand basin with storage under, chrome heated towel rail, tiled floor, recessed downlighters, extractor fan, airing cupboard.

Bedroom Two

13' 4" x 9' (4.06m x 2.74m)

Double glazed hardwood window to front with window seat, attractive exposed beams, TV aerial point, radiator.

Bedroom Three

9' 6" x 8' 10" (2.90m x 2.69m)

Double glazed hardwood window to front with windowseat, TV, telephone and LAN points, radiator.

Bathroom

Obscure double glazed window to side, stunning suite comprising feature slipper bath with chrome fittings, pillar mixer tap and shower, dual flush low level WC, contemporary vanity wash hand basin with storage under and separate tiled shower cubicle with glazed enclosure, tiled surrounds, tiled floor, heated towel rail, shaver point, extractor fan.

Barn/Workshop

18' x 10' 8" (5.49m x 3.25m)

With power and light, open fronted wood store to front, timber double doors to driveway.

Garden

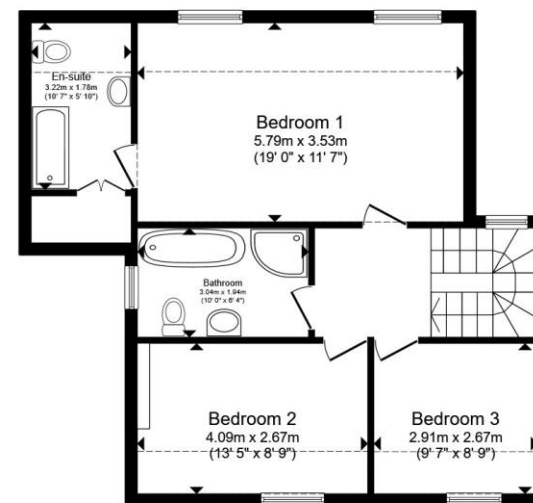
Attractive landscaped gardens with retaining walls and pathways, areas of lawn bordered by well planted flower beds, Bunded oil tank, water feature, enclosed by wooden panel fencing and wrought iron railings.

Parking

To the front of the property there is parking for two cars, in addition the driveway to the barn/workshop affords an extra parking space.



Ground Floor



First Floor



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welcome to

Brockridge, 3 West Street, Withycombe, Minehead

- Superb Extended Refurbished Cottage
- Exceptional Specification - Three Bedrooms
- Superb Fitted Kitchen - Useful Boot Room
- Bathroom - Ensuite - Cloakroom - Oil Central Heating
- Pretty Gardens - Parking For Three Cars - Barn/Workshop

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£385,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107834 - 0002

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