



Park Lane, Carhampton, MINEHEAD, TA24 6NN

welcome to

Orchard Cottage, Park Lane, Carhampton, MINEHEAD

Orchard Cottage is a charming detached four bedroom residence located within Park Lane in the picturesque village of Carhampton. Set within large surrounding gardens, the property offers spacious accommodation with traditional character whilst benefitting from its proximity to Exmoor National Park.



Entrance Porch

15' 9" x 6' 1" (4.80m x 1.85m)

With tiled flooring, light and double glazed window to side, Stable front door leading to

Entrance Hall

With fitted carpet, two radiators, staircase rising to first floor landing, doors to

Dining Room

13' 5" x 9' 9" (4.09m x 2.97m)

Double glazed window to front and double glazed door to side, fitted carpet, radiator, wall light points, open plan to lounge.

Lounge

16' 10" max x 15' 2" max (5.13m max x 4.62m max)

Double glazed windows to front and side, fitted carpet, two radiators, bricked fireplace with tiled hearth.

Living Room/ Bedroom Four

17' 2" x 10' 11" (5.23m x 3.33m)

Double glazed windows to front and side, fitted carpet, fitted wardrobe, radiator.

Kitchen

12' 11" x 9' 6" (3.94m x 2.90m)

Double glazed window to rear, a range of fitted white base and wall units, worktop surfaces, inset one and one half bowl sink unit, space and plumbing for dishwasher, space for cooker with cooker hood over, tiled splashbacks, space for fridge freezer, radiator, built in larder cupboard, inset ceiling spotlights, built in cupboard, door to rear garden.

Conservatory

12' x 7' 4" max (3.66m x 2.24m max)

Double glazed windows and double glazed door to rear and side gardens, fitted carpet, oil fired boiler serving the domestic hot water and central heating systems, wall light points.

Bathroom

Double glazed window to rear, a fitted suite comprising panelled bath with electric shower unit over, fitted shower screen, extractor unit, pedestal wash hand basin, low level WC, radiator, part tiled surrounds.

First Floor Landing

Double glazed window to rear, fitted carpet, access to roof space, built in airing cupboard with modern hot water cylinder, doors to

Separate W.C.

Double glazed window to rear, low level WC, wash hand basin, tiled flooring.

Bedroom One

18' 4" max x 17' 2" max (5.59m max x 5.23m max)

Double glazed windows to front and side, fitted carpet, radiator, fitted wardrobes, vanity wash hand basin with cupboard under.

Study/ Store Room

6' 10" max x 5' 7" max (2.08m max x 1.70m max)

Double glazed window to front, fitted carpet.

Bedroom Two

17' 11" max x 11' 10" max (5.46m max x 3.61m max)

Double glazed windows to front and side, radiator, fitted carpet, fitted wardrobe, pedestal wash hand basin.

Bedroom Three

11' x 7' 2" (3.35m x 2.18m)

Double glazed window to side, radiator, fitted carpet, fitted cupboard, vanity wash hand basin with cupboard under.

Outside

The property is approached via a tarmac driveway offering ample off road parking and leads to the garage and the property. The garden benefits from good size surrounding gardens comprising two patio areas ideal for alfresco dining, pathway leading around the property, laid to lawn, various mature trees including apple trees, various flower beds, mature shrubs, pond, garden shed and workshop with power with potting shed located to the rear of the property.

To the rear immediately from the kitchen is a utility room comprising double glazed window to rear, space and plumbing for washing machine, space for tumble dryer, light and power.

Garage

16' 4" x 9' 11" (4.98m x 3.02m)

Window to rear, light and power, wooden doors to the front.

Location

Carhampton is an attractive village close to the Exmoor National Park with a Church and a public house. There are lovely walks from the village, over the Deer Park to Dunster and through farmland to the Beach. The village is only 4.4 miles from Minehead with its schools, shops and other amenities together with its West Somerset Steam Railway station and only 21 miles from Taunton, the county town of Somerset, with its motorway and main railway line links.

Agents Note

The vendors have made us aware that there is evidence of bats within the loft space but we cannot confirm whether they are still present or not. Please contact branch for further information.



view this property online fox-and-sons.co.uk/Property/MIH106876



welcome to

Orchard Cottage, Park Lane, Carhampton, MINEHEAD

- Popular West Somerset Village of Carhampton
- Close to Nearby Countryside Walks
- Detached Four Bedroom Family Residence
- Lounge & Dining Room - Oil Fired Central Heating
- Good Size Surrounding Gardens - Garage & Off Road Parking

Tenure: Freehold EPC Rating: E

Council Tax Band: F

£550,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH106876



Property Ref:
MIH106876 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk