



Kenham Cottages, Bilbrook, Minehead, TA24 6HD

welcome to

2 Kenham Cottages, Bilbrook, Minehead

A charming period semi-detached cottage situated in a prominent position within the West Somerset village of Bilbrook. Believed to date from before 1900, the property retains a wealth of charm & character combined with modern day comforts, boasting a large garden with double garage & ample parking.



The Property

A charming period semi-detached cottage situated in a prominent position within the West Somerset village of Bilbrook. Believed to date from before 1900, the property retains a wealth of charm and character, including exposed beams, inglenook fireplace, whilst offering modern day comforts and a superb garden and ample off road parking in this sought-after village.

The cottage was extensively updated in 2020 by the current owner with works including new roof, new windows, rewired, new oil fired central system, new kitchen and bathroom. The property provides spacious living accommodation with two reception rooms, office/store room, kitchen, first floor landing, two bedrooms, shower room. The sitting room features an attractive inglenook fireplace with period bread oven and log burner, creating a warm and welcoming focal point that reflects the property's heritage and character.

Externally, the property benefits from a large garden providing ample off road parking, detached double garage and garden shed. From the garden and the property views towards the surrounding local countryside.

Double Glazed Front Door

Leading to

Entrance Porch

With inner stable door leading to

Entrance Lobby

With tiled flooring, telephone point, door to

Sitting Room

14' 2" x 13' 10" (4.32m x 4.22m)

Double glazed windows to front with window seat enjoying views towards the local countryside, Oak flooring, exposed beams, radiator, inglenook fireplace with bread oven and inset log burner, door and staircase rising to the first floor landing, open doorways to

Kitchen

15' 3" x 6' 10" max (4.65m x 2.08m max)

Double glazed windows to front and side, a range of fitted base and wall units, solid Oak worktop surfaces, inset sink unit with mixer tap, space and plumbing for dishwasher, space and plumbing for washing machine, range style cooker, space for fridge, period tiled flooring, inset ceiling spotlights, open doorway to dining room.

Dining Room

18' 8" x 9' 3" (5.69m x 2.82m)

Double glazed windows to side and rear overlooking the garden, Oak flooring, inset ceiling spotlights, radiator, double glazed door to rear garden, door to

Office/Store Room

9' 3" x 4' 4" (2.82m x 1.32m)

Double glazed window to rear, Oak flooring, light and power.

First Flooring Landing

Double glazed window to rear, Oak flooring, inset ceiling spotlights, radiator, doors to

Bedroom One

15' 5" x 9' 9" (4.70m x 2.97m)

A triple aspect room with double glazed windows to front, side and rear enjoying views towards local countryside, Oak flooring, radiator.

Bedroom Two

11' 5" x 8' 1" (3.48m x 2.46m)

Double glazed window to front enjoying views towards local countryside, Oak flooring, radiator.

Shower Room

Double glazed window to front, a modern fitted suite comprising shower cubicle, low level WC, wash hand basin, heated towel rail, extractor unit, inset ceiling spotlights, tiled effect flooring, access to roof space.

Double Garage

18' 11" x 14' 2" (5.77m x 4.32m)

Double doors to front, double glazed window to side.

Outbuilding

11' 9" x 10' 2" (3.58m x 3.10m)

Window to side, door to side, brick outbuilding in a quiet setting at the end of the garden.

Outside

To the front is a small low wall with integrated flower bed and access to the front door. To the side of the property is a driveway with double timber gates providing access to the rear garden.

To the rear is a large enclosed garden with a small stream adjacent to the left handside boundary, patio/hardstanding area immediately off the rear of the cottage ideal for alfresco dining. The garden comprises laid to lawn, flower and shrub beds, trees, oil fired boiler is attached to the rear of the cottage. The driveway continues to the double garage at the rear of the garden and there a garden shed to the rear of the garage.

Location

Situated in the popular West Somerset village of Bilbrook, The cottage enjoys easy access to the nearby village of Washford which offers a primary school, pub, and post office, while the historic town of Minehead approx. 6 miles away, provides a wider range of shops, restaurants, and leisure facilities. The stunning landscapes of Exmoor National Park and the Somerset coastline are within easy reach, offering endless opportunities for outdoor activities and exploration.



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welcome to

2 Kenham Cottages, Bilbrook, Minehead

- Popular West Somerset Village of Bilbrook
- Semi-Detached Period Cottage
- Refurbished in 2020 - Oil Fired Central Heating
- Two Reception Rooms - Two Bedrooms
- Large Rear Garden - Double Garage & Ample Off Road Parking

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£299,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107799 - 0003

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