



Combeland Road, Minehead, TA24 6BS

welcome to

Barn Cottage, Combeland Road, Minehead

Offering well presented warm and welcoming feel throughout with spacious & light accommodation is semi-detached period cottage offering a charming blend of character features and comfortable modern living positioned within the ever-popular Combeland Road area of Alcombe.



Double Glazed Front Door

Leading to

Entrance Hall

With part tiled flooring, telephone point, staircase rising to first floor landing, radiator, doors to

Cloakroom

With low level WC, wash hand basin, radiator, wall mounted gas fired boiler.

Utility

9' 10" max x 8' 6" max (3.00m max x 2.59m max)

Double glazed window to rear, radiator, tiled flooring, a range of fitted base and wall units, worktop surfaces, inset sink unit, space and plumbing for washing machine, space for tumble dryer.

Lounge

16' 8" x 13' 9" max (5.08m x 4.19m max)

Double glazed window to rear and double glazed patio doors to the rear garden, fitted carpet, inset log burner set in stone fireplace and tiled hearth, exposed beams, radiator, open plan to

Kitchen/Breakfast Room

14' 7" x 14' 4" (4.45m x 4.37m)

Double glazed windows to side, double glazed door to side, double glazed skylight windows, a modern fitted kitchen with a range of cream coloured base and wall units with granite worktop surfaces, inset sink unit with mixer tap, inset five ring gas hob with stainless steel cooker hood over, two integrated ovens, integrated fridge freezer, integrated dishwasher, radiator, inset ceiling spotlights, tiled flooring.

Reception Room/Guest Bedroom

12' 1" max x 11' 4" max (3.68m max x 3.45m max)

Double glazed windows to side and rear, fitted carpet, fitted bookshelves, log burner set on slate hearth, inset ceiling spotlights, door to ensuite, door to walk in wardrobe with fitted carpet, exposed stone wall, double glazed window.

Ensuite Shower Room

Double glazed to front, a modern fitted suite comprising vanity wash hand basin with cupboard under, low level WC, heated towel rail. shower cubicle, tiled flooring, inset ceiling spotlights.

First Floor Landing

Double glazed window to rear, fitted carpet, built in airing cupboard with hot water cylinder and shelving, radiator, doors to

Kitchenette

13' 10" x 6' 10" (4.22m x 2.08m)

Double glazed window to front, laminate flooring, radiator, a range of fitted base and all units with worktop surfaces, inset stainless steel sink unit, built in cupboard, door and staircase rising to second floor landing, understairs storage area.

Bedroom One

17' max x 13' 11" max (5.18m max x 4.24m max)

Double glazed windows to front and rear, fitted carpet, two radiators, door to

Ensuite Shower Room

A modern fitted suite comprising shower cubicle, vanity wash hand basin with cupboard under, low level WC, extractor unit, tiled flooring, inset ceiling spotlights.

Bedroom Two

12' 7" max x 10' 11" max (3.84m max x 3.33m max)

Double glazed window to front and side, radiator, fitted carpet.

Bathroom

Double glazed window to rear, a modern fitted suite comprising panelled bath with shower unit over and fitted shower screen, vanity wash hand basin with cupboard under, low level WC, heated towel rail, extractor unit, vinyl flooring, inset ceiling spotlights.

Second Floor Landing

Double glazed skylight window to rear, fitted carpet, fitted carpet, built in undereaves storage, doors to

Shower Room

A modern fitted suite comprising shower cubicle, wash hand basin, low level WC, heated towel rail, extractor unit, inset ceiling spotlights, vinyl flooring.

Bedroom Three

11' 7" x 11' 3" (3.53m x 3.43m)

Double glazed window to side with views over Minehead and towards the Bristol Channel, fitted carpet, radiator, built in undereaves storage.

Bedroom Four

12' 8" x 11' 10" (3.86m x 3.61m)

Double glazed skylight window to front, fitted carpet, radiator, built in undereaves storage.

Outside

The property is approached via a driveway providing ample off street parking and access to the detached double garage. From the driveway there is a lawned garden comprising various trees, flower and shrub beds, paved patio, gravelled area, the garden is bordered by stone wall and fencing, timber garden shed and access to the workshop.

To the rear of the property is an enclosed garden comprising paved patio areas ideal for alfresco dining, laid to lawn, flower and shrub beds, gate to side leading onto Combeland Road, timber garden shed, outside water tap, the garden is bordered by walling.

Detached Double Garage

18' 7" x 15' 6" (5.66m x 4.72m)

With double doors to front, light and power, fully insulated and personal door to the garden,

Workshop

20' x 15' 4" (6.10m x 4.67m)

Double glazed windows to side, light and power, fitted carpet, double doors to front.

Location

The property is situated within the pretty coastal resort of Minehead, known as the gateway to Exmoor and the start of The South West Coast Path. Minehead offers a good range of day to day amenities, a hospital and schools for all ages including a sixth form college. The rolling hills of Exmoor, Quantock Hills and Brendon Hills are all within easy motoring distance as are the sandy beaches at Blue Anchor. The county town of Taunton is some 24 miles to the south and offers a further range of high street shops, public and state schools and great access links to both the M5 and A303. A direct train link to London Paddington is available from Taunton station in approximately two hours.



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welcome to

Barn Cottage, Combeland Road, Minehead

- Ever-Popular Combeland Road Area of Alcombe
- Semi-Detached Period Cottage - Four Bedrooms
- Kitchen/Breakfast Room - Lounge - Dining Room/Guest Bedroom
- Two Ensuites - Bathroom & Shower Room
- Front & Rear Gardens - Workshop & Detached Double Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£525,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH105718 - 0006

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