



West Street, Dunster, Minehead, TA24 6SN

welcome to

29 West Street, Dunster

Situated in the heart of the picturesque medieval village of Dunster is this stunning Grade II Listed period cottage believed to be one of the oldest properties in the village and having been the subject of a sympathetic refurbishment with much retained character and charm. Viewing recommended.



Entrance

Period timber door to front gives access to cross passage providing access to number 27 & 29, period door to the rear providing access to the garden, courtesy sensor lighting, period timber front door to leading to.

Sitting/Dining Room

16' 7" max x 15' 1" max (5.05m max x 4.60m max)
An attractive room with great features and enjoying a dual aspect with windows to front and side, feature fireplace with timber mantel and stone surrounds, exposed beams, door giving access to the staircase which leads to the first floor landing, useful understairs storage with new consumer unit, window seat, part quarry tiled floor, door to

Kitchen

10' 6" x 8' 11" (3.20m x 2.72m)
Window to rear overlooking rear garden, door to side leading to the garden, fitted range of wall and base level units complimented by ample worktop surfaces, inset single drainer stainless steel sink unit with direct water heater, appliance space for slot in cooker and fridge freezer, further under counter storage, tiled floor, door to

Shower Room

Fully tiled shower cubicle with independent electric shower and glazed enclosure, dimplex wall heater, wood effect flooring, door to cloakroom with window to side, high flush wc and wash hand basin, half timber surrounds, tiled splashbacks, wood effect flooring.

First Floor Landing

13' x 8' 10" (3.96m x 2.69m)
Offering great potential for the creation of a third bedroom or first floor bathroom (with plumbing provision already in place), leaded light window to front, useful built in storage cupboards on staircase, exposed Elm floorboards, wall light points, exposed beams, period timber doors to

Bedroom One

18' 3" x 11' 8" max (5.56m x 3.56m max)
Enjoying a dual aspect with leaded light window to front and window to rear with views towards Dunster deer park, exposed Elm floorboards, exposed beams.

Bedroom Two

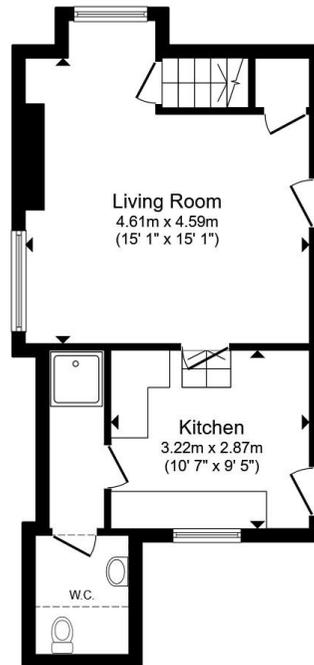
15' 8" max x 12' 5" (4.78m max x 3.78m)
Leaded light window to front, wall light points, exposed Elm floorboards, exposed beams, useful eaves storage cupboard.

Outside

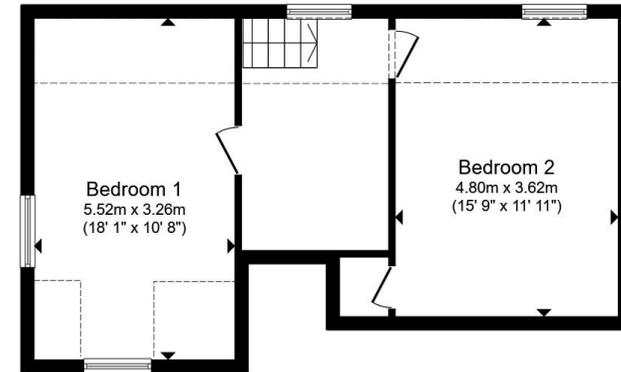
To the rear of the property there is a lovely enclosed garden bordered at the head of the garden by the mill leat leading to Dunster Mill, courtesy lighting, cobbled area to the rear of the kitchen, adjacent raised patio area with railway sleepers and raised flower beds with stone walling, further patio area at the head of the garden where there is a gated access to the stream.

Location

The property occupies a fine position in the much favoured village of Dunster which is one of the prettiest in England, among its many attractions are the Castle and the Yarn Market. It is on the fringe of the Exmoor National Park close to some of the best moorland and woodland countryside where many delightful walks and other country pursuits can be enjoyed. The seaside town of Minehead is approximately 3 miles distant and provides a good range of shops for everyday and luxury items. The County town of Taunton some 25 miles distant, provides excellent shopping, leisure and entertainment facilities, direct access to the motorway network and a mainline railway station. The village has an excellent First School and Minehead itself has received much praise recently for its educational results through the Community College.



Ground Floor



First Floor



view this property online fox-and-sons.co.uk/Property/MIH107572



welcome to

29 West Street, Dunster

- Semi Detached Grade II Listed Cottage
- Spacious Sitting/Dining Room - Well Appointed Kitchen
- Two Bedrooms - Shower Room
- Pretty Stream Bordered Gardens - Views Over The Deer Park
- Wealth Of Period Features And Character

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: C

£295,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107572



Property Ref:
MIH107572 - 0005

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