

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



COURT COTTAGE

The Court, Park Lane, Carhampton, MINEHEAD, Somerset TA24 6NL



COURT COTTAGE

A stunning Grade II listed thatched cottage situated on the outskirts of the popular village of Carhampton. Backing onto open countryside, this delightful property benefits from plentiful off-road parking, a detached garage, gardens to the front and rear together with wonderful countryside views.

It is believed that Court Cottage is probably of C15 or early C16 origin. During the mid-C20, the building was divided into two separate dwellings but was then converted back into a single dwelling during the late-C20. The property retains a significant proportion of its early fabric, including a plank and muntin screen in the living room and a partially smoke-blackened roof structure. Whilst retaining many of the original features, this property does enjoy the modern benefits of oil-fired central heating throughout together with a modern kitchen, bathroom, shower room and cloakroom.

The property is also close to lovely walks over the Deer Park to Dunster and across open farmland to the beach and walking alongside the heritage steam railway line to Blue Anchor.

Internal viewing is highly recommended to appreciate the spacious accommodation offered.

ACCOMMODATION



The spacious accommodation comprises in brief: entrance through front door into hallway with doors to the living and dining rooms.

LIVING ROOM – a lovely, large, double aspect room with one window to the front, two to the rear, beamed ceiling, wood flooring, plank and muntin screened wall and fireplace with inset wood burning stove. A door leads through to an, **OFFICE**- with stairs to the first floor, windows to the front and side and door to a,

CLOAKROOM – with fitted suite.

DINING ROOM – another large double aspect room with windows to the front and rear, second set of stairs to the first floor, wood flooring and large fireplace with inset fireplace. From the dining room a door leads through to, **BREAKFAST ROOM** – which has a window to the front, door to the rear garden, tiled floor and leads through to the, **KITCHEN** – a lovely, large kitchen with two windows to the side, door to the garden and fitted with a modern range of wall and base units, butler style sink incorporated into work



surface with tiled surrounds, integrated appliances to include dishwasher, washing machine, fridge and a large range cooker.

FIRST FLOOR LANDING – the stairs from the dining room lead up to a large landing area with storage cupboard and doors to two of the bedrooms and a shower room.

BEDROOM ONE – with large window to the side

BEDROOM TWO – with window to the front and door to bedroom 3.

SHOWER ROOM – with modern fitted suite and window to the front.

The stairs from the ground floor office lead up to a second,

FIRST FLOOR LANDING – with doors to a storage cupboard and,

BEDROOM THREE – with window to the front and door into bedroom 2.

BEDROOM FOUR – with window to the rear.

BATHROOM – with modern fitted suite.



OUTSIDE

The property sits within a good-sized plot backing on to open farmland. The front garden contains a variety of shrubs with a stone wall boundary. There is a private drive leading to double gates providing access to off road parking for four to five vehicles and leading to the detached double Garage which has electric and lighting, eaves storage and two windows to the rear. The remainder of the garden is predominately laid to lawn with an apple tree, pleasant patio area providing views over open fields and a Sunroom/Conservatory with two opening windows, sliding double doors and a pleasant view over the garden. Behind the Sunroom/Conservatory there is a useful storage area with a further door providing access to an outside wc with hand wash basin.

This section sweeps down to another secluded lawned garden incorporating mature fruit and ornamental trees, rose arch and well stocked borders with hard standing for vehicles and steps leading to the back door.

SITUATION: Carhampton is an attractive village close to the Exmoor National Park with a Church, public house, community orchard and a village hall. 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.

Directions: What3Words: [///slick.piles.clinic](https://www.what3words.com/slick.piles.clinic)

ACCOMMODATION

(all measurements are approximate)

ENTRANCE HALL 11'5" (3.48m) x 4'6" (1.38m)

LIVING ROOM 18'3" (5.57m) x 12'8" (3.86m)

OFFICE 17'3" (5.25m) x 9'4" (2.86m)

CLOAKROOM 4'8" (1.42m) x 3'4" (1.01m)

DINING ROOM 10'2" (3.11m) x 9'11" (3.01m)

BREAKFAST ROOM 10'2" (3.11m) x 9'11" (3.01m)

KITCHEN 19'2" (5.83m) x 9'7" (2.92m)

FIRST FLOOR LANDING (all first floor rooms have some restricted head height)

BEDROOM ONE 19'1" (5.82m) x 9'8" (2.94m)

BEDROOM TWO 12'8" (3.87m) x 12'5" (3.79m)

SHOWER ROOM 8'11" (2.72m) x 5'7" (1.69m)

BEDROOM THREE 13'4" (4.07m) x 9'3" (2.82m)

BEDROOM FOUR 13'4" (4.06m) x 7'4" (2.23m)

BATHROOM 8'1" (2.46m) x 7'10" (2.38m)

GARAGE 18'2" (5.53m) x 17'4" (5.28m)

GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water, electricity and drainage are connected. Oil fired central heating.

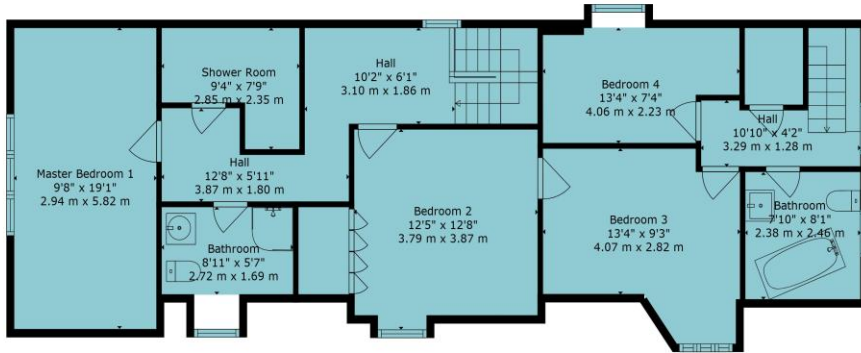
Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 60 Mbps download and 14 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: Medium risk **Rivers and the Sea:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk>

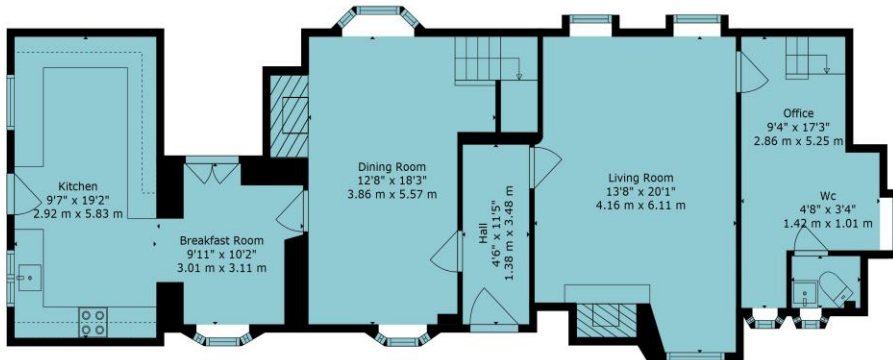
Planning: Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

Council Tax Band: F

FLOORPLAN



Floor 2



Floor 1

TOTAL: 1889 sq. ft, 176 m²
 FLOOR 1: 987 sq. ft, 92 m², FLOOR 2: 902 sq. ft, 84 m²
 EXCLUDED AREAS: BAY WINDOW: 47 sq. ft, 2 m², WINDOW: 16 sq. ft, 2 m², LOW CEILING: 106 sq. ft, 8 m²



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GUIDE PRICE: £650,000



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MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you. Code of Practice for Residential Estate Agents: Effective from 1 August 2011: '8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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