



**West Street, Watchet, TA23 0BJ**



**welcome to**

## **The Westerlies, West Street, Watchet**

This impressive contemporary designed family coastal residence is located on the outskirts of the popular historic harbour town of Watchet. This beautiful individual property boasts breathtaking coastal and inland views together with substantial and meticulously designed accommodation.



**Front Door**

Leading to

**Entrance Porch**

With tiled flooring, radiator, Oak effect glazed double doors leading to

**Entrance Hall**

With wooden flooring, radiator, inset ceiling spotlights, understairs cupboard, staircase rising to first floor landing, doors to

**Sitting Room**

15' 1" max x 11' 10" max ( 4.60m max x 3.61m max )  
Double glazed windows to front and side, wooden flooring, radiator, inset log burner set in bricked fireplace with tiled hearth.

**Dining Room**

12' 7" x 11' 10" ( 3.84m x 3.61m )  
Double glazed windows to front and side, wooden flooring, radiator, television point.

**Bathroom**

Double glazed window to side, a modern fitted suite comprising roll top bath with Victorian style mixer tap/shower attachment over, high level WC, pedestal wash hand basin, radiator, tiled flooring, extractor unit, part tiled surrounds.

**Family Living Room/ Kitchen**

29' 2" max x 20' 3" max ( 8.89m max x 6.17m max )  
Double glazed windows to side and rear enjoying fantastic far reaching coastal and inland views, double glazed patio doors leading to the rear garden, television point, wooden flooring, two radiators, inset ceiling spotlights, a range of modern fitted grey coloured base and wall units, display cabinets, worktop surfaces, inset stainless steel sink unit with mixer tap, inset Neff electric hob with Neff cooker hood over, integrated Neff electric oven, integrated Lamona microwave, pots and pans drawers, television point, door to utility room.

**Utility Room**

11' 9" x 6' 2" ( 3.58m x 1.88m )  
Double glazed door to side, tiled flooring, a modern range of fitted grey coloured base and wall units, worktop surfaces with inset stainless steel sink unit with mixer tap, space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge freezer, built in cupboard housing hot water cylinder, wall mounted Vaillant gas fired boiler serving the domestic hot water and central heating systems, extractor unit, radiator, inset ceiling spotlights, connecting door to entrance hall.

**First Floor Landing**

Double glazed picture window to side enjoying fantastic far reaching coastal and inland views, fitted carpet, radiator, wall light points, inset ceiling spotlights, staircase rising to second floor landing, doors to

**Bedroom One**

22' 6" x 12' 11" ( 6.86m x 3.94m )  
Double glazed picture window to rear and double glazed window to side enjoying fantastic far reaching coastal views, radiator, fitted carpet, wall light points, door to ensuite and door to

Dressing Room with two radiators, double glazed window to side, wooden flooring, shelving and light.

**Ensuite Shower Room**

Double glazed window to side, a modern fitted suite comprising shower cubicle, pedestal wash hand basin, low level WC, radiator, extractor unit, tiled surrounds, tiled flooring.

**BedroomTwo**

14' 4" x 12' 7" ( 4.37m x 3.84m )  
Double glazed windows to front and side, fitted carpet, radiator, inset ceiling spotlights.

**Bedroom Three**

14' 5" x 12' 7" ( 4.39m x 3.84m )  
Double glazed windows to front and side, radiator, fitted carpet, inset ceiling spotlights.

**Bathroom**

Double glazed window to side, a modern fitted suite comprising panelled bath with Victorian style mixer tap with shower attachment over, shower cubicle, pedestal wash hand basin, low level WC, radiator, tiled flooring, extractor unit, tiled surrounds.

**Second Floor Landing**

With inset ceiling spotlights, fitted carpet, doors to

**Bedroom Four**

13' 6" x 12' 7" ( 4.11m x 3.84m )  
Double glazed window to front, radiator, fitted carpet.

**Study/Bedroom 5**

9' 4" x 11' 4" ( 2.84m x 3.45m )  
Double glazed skylight window to rear, fitted carpet, radiator, inset ceiling spotlights.

**Outside**

There is a gated driveway providing ample off road parking, together with an additional outbuilding which is currently used for storage with power and light, To the rear is a landscaped garden features an array of seating areas, ideal for al fresco dining and summer entertaining. From every corner of the garden, a stunning outlook is found, whether it be over the town, toward the Quantock Hills, toward the harbour, across to the Welsh coast or along the coastline to Minehead bay. Truly spoilt for choice!

There is a detached two bedroom lodge providing annexe accommodation for family and friends.

**Detached Lodge**

Double glazed front door leading to:  
Entrance Hall - with laminate flooring, recess area with hot water cylinder, open plan to sitting room, doors to

Sitting Room - 14'6" x 13' with double glazed windows to front and rear, double glazed doors leading to the rear garden, laminate flooring, base units, stainless steel sink unit, space for fridge, wall mounted electric radiator, television point.

Bedroom One - 9'8" x 8'2" with double glazed window to rear, laminate flooring, wall mounted electric radiator, access to roof space.

Bedroom Two - 12'11" x 7'5" with double glazed windows to front and rear, laminate floor, wall mounted electric radiator.

Shower Room with double glazed window to rear, shower cubicle, pedestal wash hand basin, low level WC, heated towel rail, tiled surrounds, tiled flooring.

**Location**

Watchet is an historic harbour town with a modern marina, a good selection of shops and amenities, a surgery, nursery facilities and a primary school. The town is ideally placed between The Quantock Hills, Exmoor and The Bristol Channel, with easy access to the A39, Bridgwater and the M5 (North) and to the A358, Taunton, the A303 and the M5 (South). The near-by village of Williton has further good facilities, including the middle school. Minehead has a wider range of amenities, including a hospital and West Somerset College.

**Council Tax Band**  
**C**

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## **The Westerlies, West Street, Watchet**

- Popular Historic Harbour Town of Watchet
- Fantastic Far Reaching Coastal & Inland Views
- Contemporary Designed Family Coastal Residence
- Built by the Current Owner in 2019 - Four Bedrooms - Three Reception Rooms
- Landscaped Gardens - Ample Off Street Parking - Detached Lodge

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£650,000**



Please note the marker reflects the postcode not the actual property

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