



Whitecross Lane

Minehead TA24 8DE

Price £795,000 Freehold



**Wilkie May
& Tuckwood**

Floorplan

Description

An exceptional detached residence occupying an enviable south-facing position on the lower slopes of North Hill, with commanding views, beautifully appointed accommodation arranged over three floors and outstanding spaces for entertaining both inside and out.

- Exceptional detached family residence
- Enviably south-facing position on the lower slopes of North Hill
- Far reaching views
- Five generous double bedrooms
- Principle bedroom with walk-in wardrobe and en-suite shower room
- Impressive contemporary kitchen/family room
- Walk-in pantry and integrated appliances



Occupying a wonderfully elevated position on the lower slopes of North Hill, Stonley is a substantial and beautifully presented detached home that combines generous family accommodation with an exceptional approach to modern indoor-outdoor living.

The property enjoys a superb south-facing aspect, with commanding views providing an impressive backdrop to both the house and its gardens. Approached through wrought iron electric gates, a generous tarmac driveway leads to the property and detached garage, immediately creating a sense of privacy and arrival.

Inside, the accommodation is particularly impressive, with a thoughtful layout extending across three floors.

At the heart of the home is the outstanding kitchen/family room, a beautifully proportioned space designed for both everyday family life and entertaining. The modern fitted kitchen incorporates a range of integrated appliances and is complemented by a highly practical walk-in pantry. Windows to the front and rear fill the room with natural light, while a wood-burning stove provides a welcoming focal point.

From here, doors lead through to a charming garden room, where the connection with the outside is particularly effective. The room opens directly onto an attractive terraced seating area, creating a seamless transition between the interior and the garden.

The family sitting room provides a more intimate space in which to relax and unwind. Enjoying a triple aspect, the room is wonderfully light throughout the day, with a further wood-burning stove adding warmth and character.

A utility room and cloakroom complete the ground floor.

The first floor is centered around a superb principal bedroom suite, offering a peaceful retreat with a generous walk-in wardrobe and en-suite shower room.



Three further double bedrooms and a well-appointed family bathroom provide excellent accommodation for family and guests.

The second floor offers yet more flexibility, with a fifth double bedroom and separate wet room, making this level particularly well suited to older children, guests or those seeking additional privacy.

Outside & Entertaining

The gardens have been thoughtfully arranged to make the most of the property's elevated position and outstanding views.

A level area of lawn lies to the front, while to the side is a particularly impressive alfresco entertaining terrace, incorporating a built-in kitchen and bar. This is a superb space for entertaining, from relaxed summer lunches to larger gatherings with friends and family.

Steps lead onwards to a pathway which wraps around the rear of the property and provides access to a raised decked terrace. Here, the elevated position really comes into its own, with outstanding views creating a spectacular setting in which to relax. A hot tub completes this private outdoor retreat.

Adding further versatility is a detached ancillary building, currently utilised as a home office and gym. Connected to mains electricity and drainage, the building offers considerable potential and could, subject to any necessary planning and other consents, be adapted to provide superb ancillary accommodation for a teenager, dependent relative or guests.

In Summary

Stonley is a distinctive and versatile home where space, views and lifestyle combine particularly well. From its elevated south-facing setting and generous five-bedroom accommodation to its superb kitchen/family room, multiple reception spaces and exceptional outdoor entertaining areas, the property offers a



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services:

Local Authority:

Property Location: Council Tax Band:

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

Flood Risk: Surface Water: XXX Rivers and the Sea: XXX risk Reservoirs: XXX Groundwater: XXX. We recommend you check the risks on

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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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