



West Street

Dunster TA24 6SN

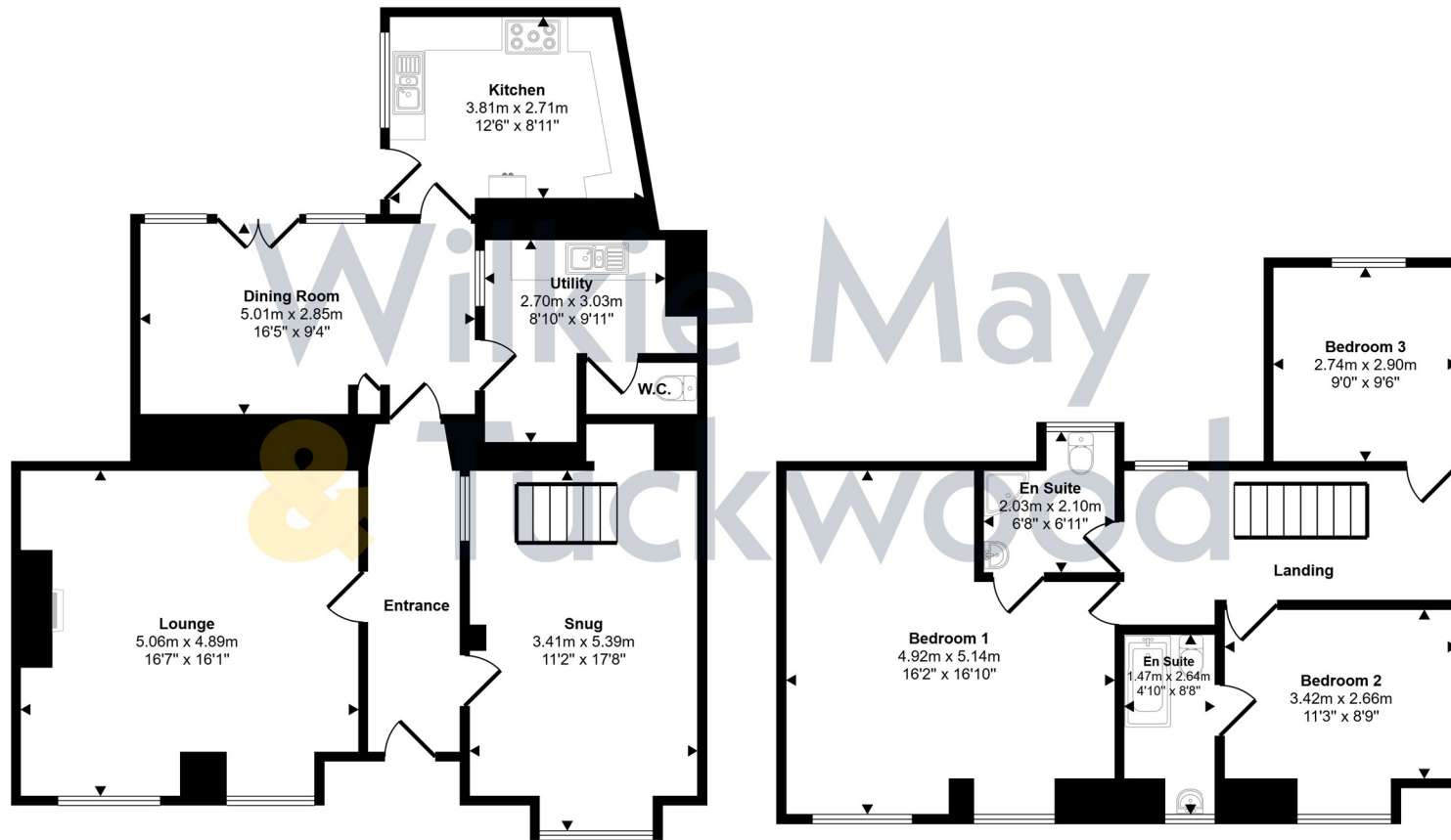
Price £495,000 Freehold



Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
151 sq m / 1628 sq ft



Ground Floor
Approx 90 sq m / 971 sq ft

First Floor
Approx 61 sq m / 656 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

Nestled in the historic heart of Dunster, this enchanting Grade II listed cottage offers a rare opportunity to own a piece of timeless character, seamlessly blending period charm with comfortable living.

Currently run as a successful gold rated holiday let, this lovely property retains a wealth of original features to include oak panelled hallway, exposed beams and stone fireplace all lovingly preserved to reflect its rich heritage.

This delightful cottage offers a unique blend of history, charm and lifestyle, ideal as a full time residence, weekend retreat or investment opportunity.

- Currently run as a very successful holiday let business
- Three reception rooms and three bedrooms
- Character features throughout
- Courtyard and lawned garden with lovely views
- Potential to rent a garage with parking space



Step through the arts and crafts stable door into the oak panelled hallway with doors to the three reception rooms, each with its own unique ambience, perfect for a lounge, snug and dining room.

The lounge has two windows to the front, both with window seats, an attractive tiled floor and a beautiful stone fireplace with inset wood burning stove, perfect for a cold winter's afternoon. The snug also has a window to the front, tiled floor and the stairs rising to the first floor.

To the rear of the property there is a delightful dining room with French doors opening out to a lovely courtyard, perfect for sunny afternoons and al-fresco eating. From here a door opens to the comprehensively fitted kitchen which has a stable door to the courtyard garden and a door into a fitted utility room with separate sanilav wc.

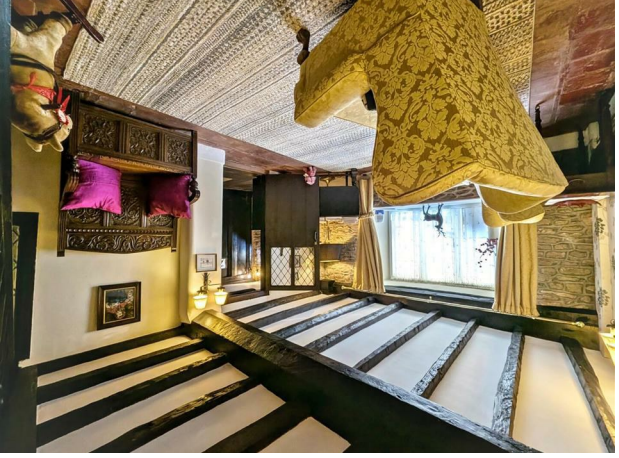
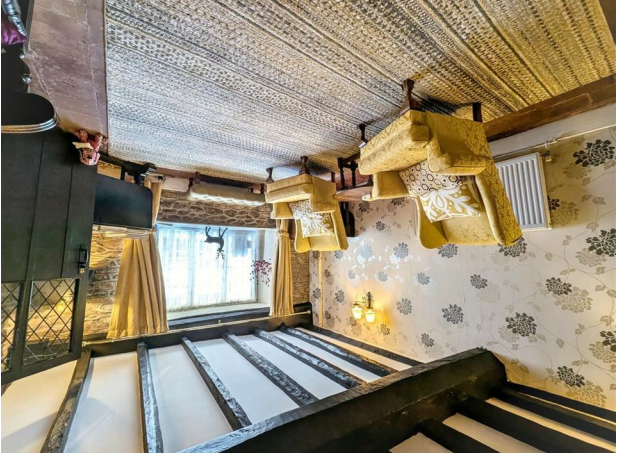
To the first floor there is a spacious landing area with window to the rear and doors to the bedrooms and one of the two bath/shower rooms.



The master bedroom is a large double room with two windows to the front, both with window seats and door to an en-suite shower room. Bedroom two also has an aspect to the front and an en-suite bathroom. The third bedroom looks to the rear and shares the shower room with the master.

Outside, immediately outside the dining room and kitchen is a secluded courtyard area with steps rising up to the remainder of the garden which is predominantly laid to lawn and enjoys wonderful views towards Grabbist.

As regards parking, the current owner owns a garage with parking space close by. This garage with parking space could be available to rent by a purchaser of the property. In addition, there is parking available on West Street and it is possible to obtain a permit for the car park at the bottom of Park Street.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Mains water, drainage and electricity. Gas fired central heating.

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton TA1

Property Location: //limestonepainters **Council Tax Band:** Exempt

Broadband and mobile coverage: We understand that there is mobile coverage. The maximum available broadband speeds are 44 Mbps download and 8 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: Very low 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/>

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