Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



MILLSTREAM COTTAGE

Mill Street, Withycombe, MINEHEAD, Somerset TA24 6QD



MILLSTREAM COTTAGE

A very pretty four-bedroom detached cottage situated in the heart of the popular West Country village of Withycombe.

The property benefits from oil fired central heating throughout, secondary glazing, utility room, en-suite to one of the bedrooms, attractively landscaped gardens bordering a pretty stream, a detached double garage and off-road parking.

Internal viewing is highly recommended to appreciate the accommodation offered.

ACCOMMODATION



The accommodation comprises in brief: front door into porch with stained glass windows on either side and door to,

LIVING ROOM – a large, triple aspect room with windows on three sides, beamed ceiling and exposed stone feature wall with large fireplace incorporating a log burning stove. Double wooden doors with inset stained-glass panels open into an,

INNER HALL – with stairs to the first floor, understairs cupboard, door to the garden, door to the,

UTILITY ROOM – with window to the side, and door to the,

KITCHEN – a lovely light triple aspect room with windows to the side and rear and French doors leading out to the garden. The kitchen area is fitted with an extensive range of white wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space for electric cooker with extractor hood over, integrated fridge, space and plumbing for dishwasher and space for a fridge freezer.







FIRST FLOOR LANDING – to the first floor there is a landing area with airing cupboard and doors to the bedrooms and bathroom.

BEDROOM ONE – a large, triple aspect room with some restricted head height, fitted wardrobe and door to,

EN-SUITE BATHROOM – with fitted three-piece suite, some restricted head height and window to the side.

BEDROOM TWO – with an aspect to the front.

BEDROOM THREE/STUDY – with an aspect to the front

BEDROOM FOUR – with an aspect to the rear

BATHROOM – fitted with a four-piece suite and with window to the side.



OUTSIDE

The property is approached from the front through a timber pedestrian gate with stone walls enclosing the low maintenance garden which has been laid with crazy paving with inset shrubs and roses. A timber gate to the rear gives access to a side garden which is also laid with crazy paving. The remainder of the gardens are laid to lawn with a range of mature trees and shrubs. There is also a block paved patio area to the side affording an attractive seating area benefiting from a good degree of privacy. To the side there is a block paved driveway providing off road parking leading to the detached double garage.

SITUATION: Withycombe is a small village mid-way between Dunster, Carhampton and Williton. The village has a Church dedicated to St. Nicholas. Minehead which is 4.5 miles away is one of West Somerset's well known and best loved coastal resorts, nestling as it does between the slopes of Exmoor and the sea. The town offers a wide range of attractions, including the beach, promenade, harbour, beautiful gardens and colourful tree lined avenue with an array of shops and services. The whole area is renowned for its outstanding natural beauty and there are superb walks over open moor land, through woodland and along the coast.

Directions: What3Words: ///staked.heeding.describe

ACCOMMODATION

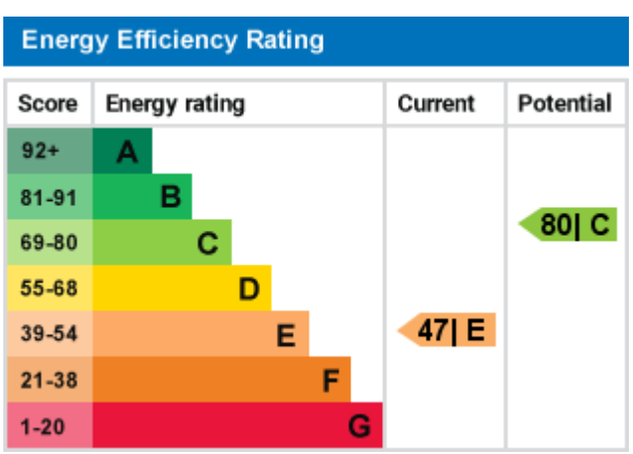
(all measurements are approximate)

PORCH
LIVING ROOM 27'7" (8.41m) x 16'10" (5.13m)
HALL 17'4" (5.28m) x 8'9" (2.67m)
UTILITY
KITCHEN/BREAKFAST ROOM 17'2" (5.23m) max. x 13'6" (4.11m) max
FIRST FLOOR LANDING
BEDROOM ONE 17'3" (5.26m) x 13'7" (4.14m)
EN-SUITE BATHROOM
BEDROOM TWO 16' (4.88m) max. x 9' (2.74m) max.
BEDROOM THREE 11'2" (3.40m) max. x 9'5" (2.87m) max.
BEDROOM FOUR 12'9" (3.89m) x 8' (2.44m)

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.
Council Tax Band: F
Broadband and mobile coverage: We understand that there is limited mobile coverage. The maximum available broadband speeds are 1800 Mbps download and 220 Mbps upload. We recommend you check coverage on https://checker.ofcom.org.uk/.

Flood Risk: Surface Water: Very low risk **Rivers and the Sea:** High risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks on http://www.gov.uk/check-long-term-flood-risk. It should be noted that the property has flooded within the last five years – please ask the agent for more information.

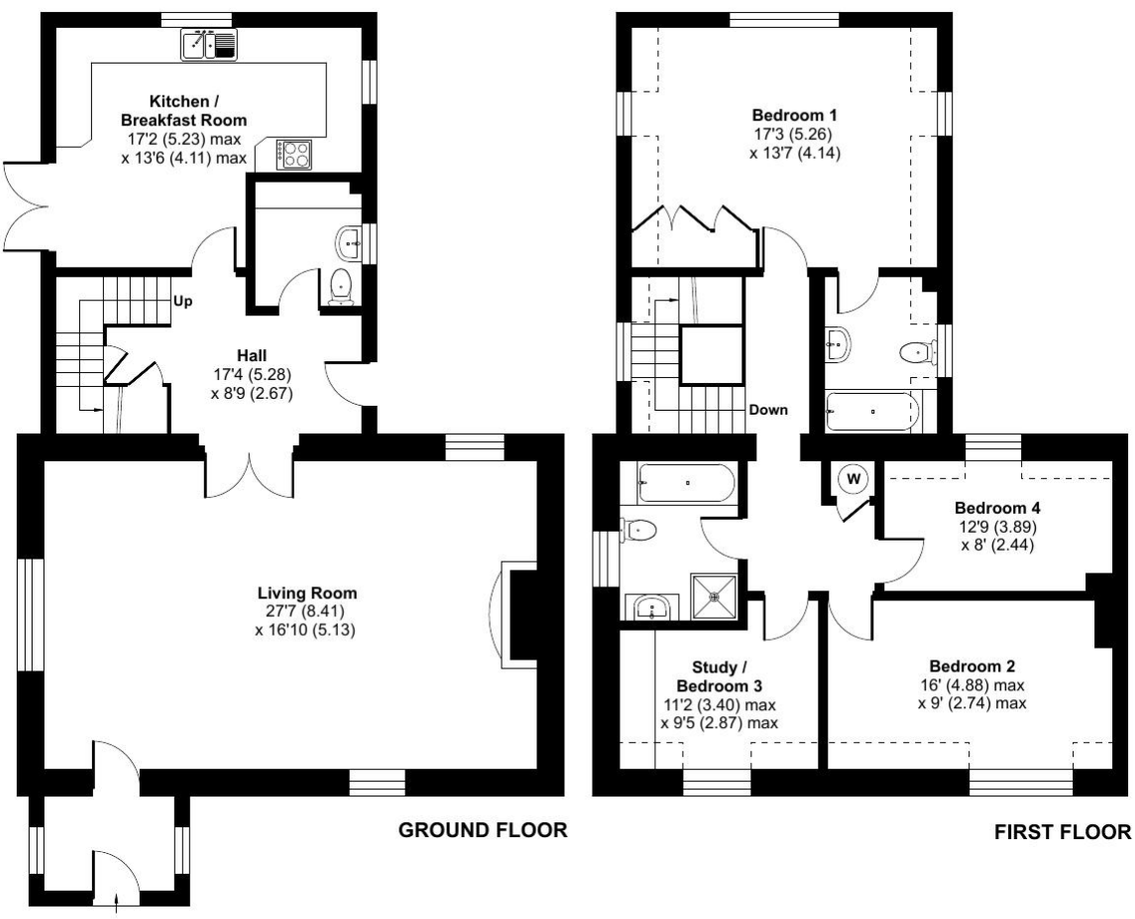
Planning: Local planning information is available on http://www.somersetwestandtaunton.gov.uk/asp/



FLOORPLAN

Mill Street, TA24

Approximate Area = 1755 sq ft / 163 sq m
Limited Use Area(s) = 89 sq ft / 8.2 sq m
Total = 1844 sq ft / 171.3 sq m
For identification only - Not to scale



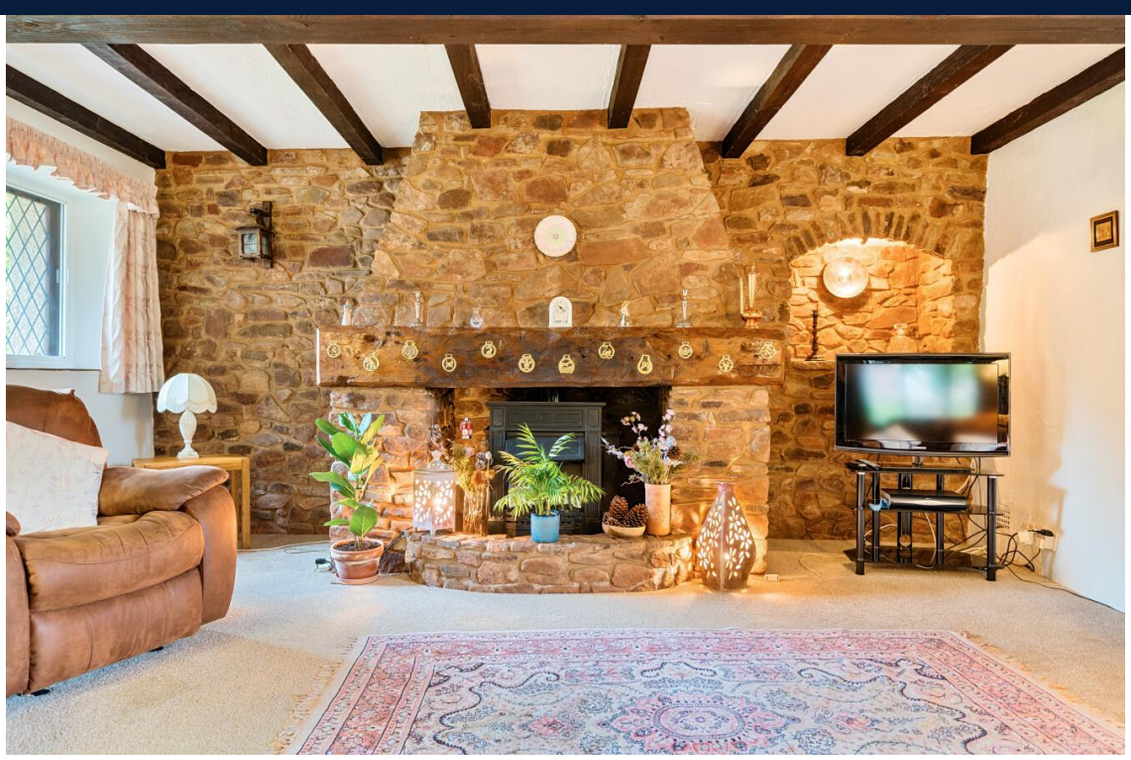
RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.
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Mill Street, Withycombe, MINEHEAD, Somerset TA24 6QD

PRICE: £550,000



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