

Spaniel Cottage

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2 The Tanyard, Carhampton, Minehead, TA24 6NG

Dunster 1.6 miles Minehead 4 miles Taunton 20 miles

A delightful period two bedroom cottage enjoying a tucked-away and tranquil position within this sought-after village, with characterful accommodation, attractive gardens and private parking. EPC Band E.

- Peaceful village location
- Garage and parking
- Character features
- Feature stove
- Open plan living space
- Two double bedrooms
- Garden and patio
- Freehold. Council Tax: B.

Guide Price £245,000

SITUATION

Spaniel Cottage is positioned within the heart of the popular West Somerset village of Carhampton, a community known for its church, village inn and proximity to the coast and countryside. The historic medieval village of Dunster lies approximately two miles away, while the coastal town of Minehead, with its wide range of amenities, is around four miles distant.

The county town of Taunton is approximately twenty-two miles to the east and offers mainline rail services and access to the motorway network. The surrounding area provides excellent walking and outdoor pursuits, with Dunster Deer Park, Exmoor National Park and the Quantock, Brendon and Exmoor Hills all within easy reach.

DESCRIPTION

Spaniel Cottage is an appealing mid-terraced period home occupying a particularly peaceful and secluded setting. The property is well presented throughout and offers bright, well-proportioned accommodation that blends traditional character with modern comfort. The cottage benefits from a shared driveway leading to a garage with adjoining store and parking for two vehicles, together with an attractive garden.







ACCOMMODATION

The property is entered via a stable door which opens directly into a spacious open plan sitting room. The room enjoys polished oak flooring and exposed timbers, centered around a characterful inglenook style fireplace with wood-burning stove, stone surround, oak beam and slate hearth. A cottage-style window seat overlooks the front garden, while an oak-framed glazed door opens onto a small sun terrace enjoying a south-westerly aspect and views across a nearby paddock. A bespoke solid oak open-tread staircase rises to the first floor.

The kitchen is thoughtfully designed with a range of solid wood units, soft-close drawers and generous work surfaces. A ceramic Belfast sink is positioned beneath a window enjoying views over the surrounding landscape. Appliances include an integrated fridge, integrated washing machine and an electric two-oven AGA with halogen hob and extractor over. Adjacent to the kitchen is a well-defined dining area with space for a full-size table.

To the first floor, a landing provides access to a large airing cupboard with shelving. There are two comfortable double bedrooms, both enjoying views over the gardens, one of which benefits from extensive built-in storage. The shower room is modern and well finished, featuring a large walk-in Aqualisa power shower. The property is double glazed throughout and benefits from efficient storage heating.

OUTSIDE

The cottage benefits from an attractive front garden with a lawned area, patio and a charming summer house, ideal for both entertaining and relaxation. To the rear of the property is a small patio area, well suited to outside dining.

SERVICES

Mains water, drainage and electricity. Electric heating via radiators. Ofcom predicted broadband services - Standard: Download 8 Mbps, Upload 0.9 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps. Ofcom predicted mobile coverage for voice and data: (Good) EE, Vodafone and O2. (Variable) Three.

Local authority: Somerset Council

VIEWING

Strictly by appointment with the agent.

DIRECTIONS

From Minehead, proceed east on the A39 towards Williton. On entering Carhampton, turn right signposted into the village. Continue through the village, passing the church and village inn. The drive to the property will be found a short distance along on the left-hand side.

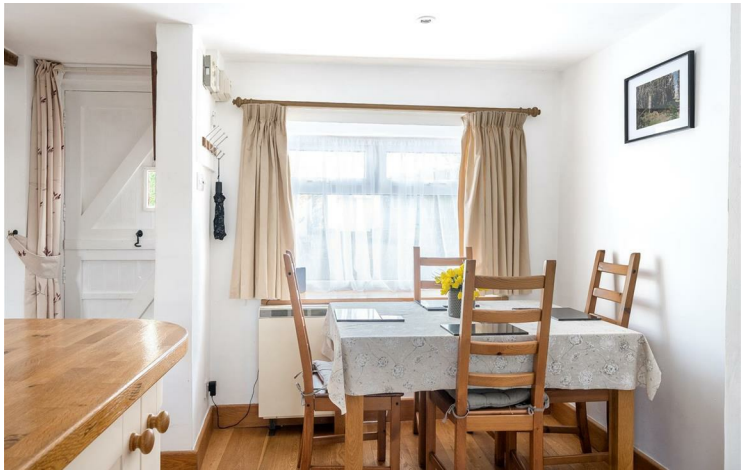
WHAT3WORDS

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AGENTS NOTE

3 The Tanyard has right of access over the rear of Spaniel Cottage. Spaniel Cottage has right of access over the rear of No 1.

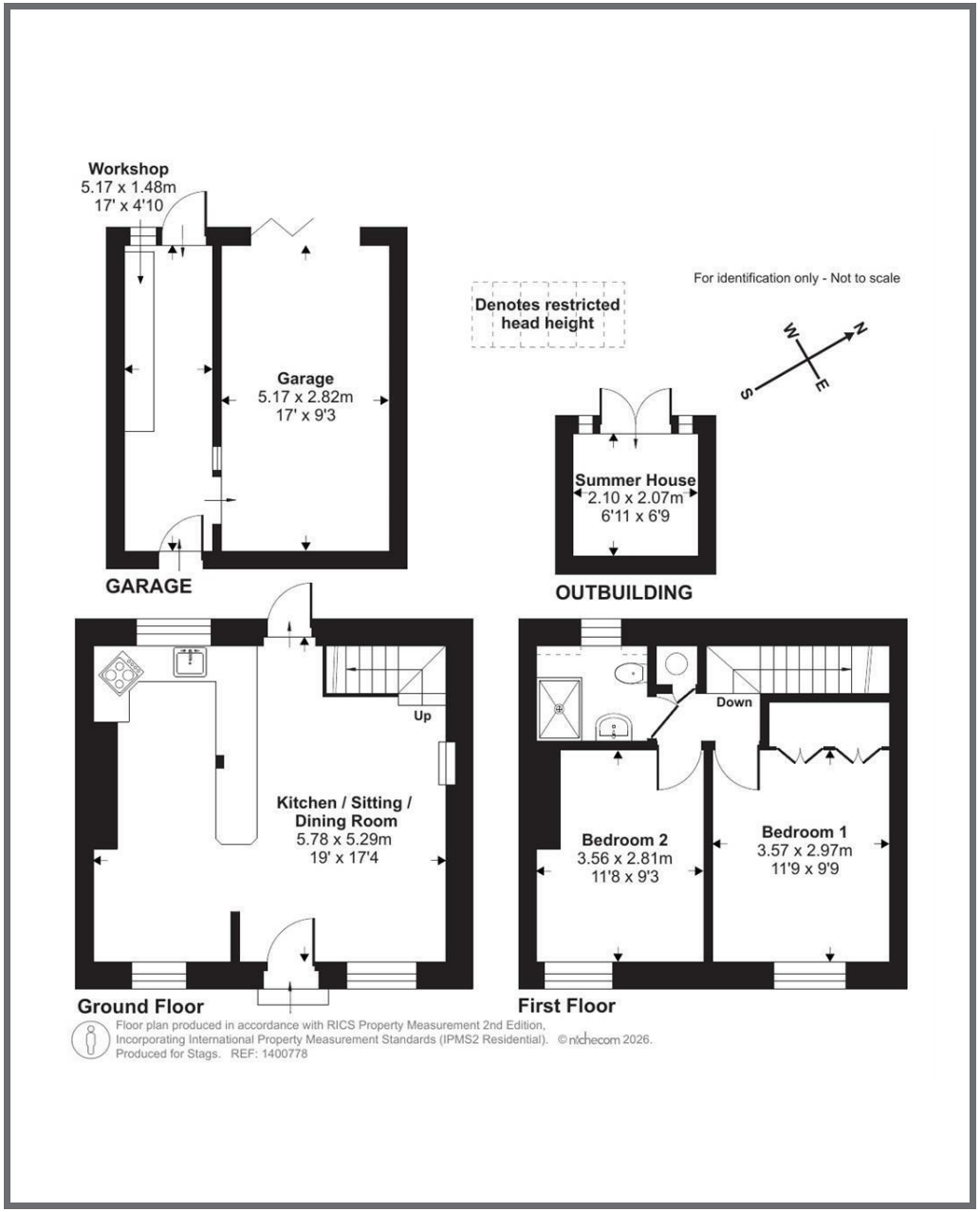


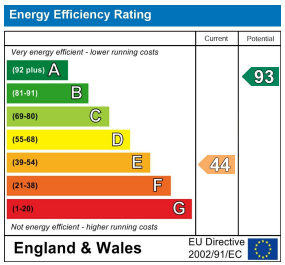




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.







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