

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



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& Tuckwood

Longmead

16 Parkhouse Road, Minehead, Somerset TA24 8AB



Longmead

A very attractive detached period house offering spacious accommodation throughout situated within easy reach of Minehead town centre.

Understood to have been built in 1938 as a one-off build for a local bank manager in the arts and crafts style, this lovely three double bedroom property enjoys light and airy accommodation throughout.

A particular feature is the large private garden in total extending to approximately 0.645 of an acre. To the front, side and rear there are formal gardens. A stream forms the boundary with the remainder of the garden which is a former orchard bordering The Parks Walk.

The property also benefits from a garage with driveway providing off road parking for several vehicles.

AGENT'S NOTE: We are advised that there is an overage affecting the land (former orchard) and any development of this area would be subject to a 30% uplift. Please contact the selling agent for more information.

ACCOMMODATION



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The front door opens into a spacious hallway with stairs to the first floor, door to a fitted cloakroom and doors to the principal ground floor accommodation.

LOUNGE – lovely, large room with beautiful bay window to the front overlooking the gardens, window to the side and fireplace with inset stove.

DINING ROOM – a very attractive room with window overlooking the rear garden and doors to,

GARDEN ROOM – with sliding doors to the rear garden.

KITCHEN – fitted with a range of solid oak wall and base units, sink and granite drainer incorporated into granite work surface with tiled surrounds, integrated aga with extractor hood over, and integrated appliances to include a dishwasher, washing machine and wine cooler. There is also space for a fridge freezer. A door leads through to a,

STUDY – a lovely, cosy room with window to the front and door to a,

BOOT ROOM – which houses the gas fired boiler, has a door to the garden and door into the garage.



FIRST FLOOR LANDING – a spacious landing with doors to the bedrooms and bathroom.

MASTER BEDROOM – a stunning, triple aspect room with bay window to the front and windows to the side and rear. There is also a range of fitted wardrobes. A door leads through to an,

EN-SUITE WC – with wash hand basin, heated towel rail and fitted bespoke units.

BEDROOM TWO – a spacious double aspect room with windows overlooking the gardens and a range of fitted wardrobes.



BEDROOM THREE – another double aspect room with windows overlooking the gardens.

BATHROOM – fitted with a four-piece suite comprising a double ended bath, walk-in shower cubicle, wc and wash hand basin. There are also two obscured windows to the rear and a heated towel rail.

AGENTS NOTE: The property also has planning permission in place under Application No. 3/21/23/056 for the conversion and raise in height of the garage/study to form a family room.



OUTSIDE

The gardens are a particular feature of this lovely property.

From Parkhouse Road a driveway leads up to the garage providing parking for several vehicles. The front garden extends to the left-hand side of the driveway and is predominantly laid to lawn with shrub borders and a beautiful acer tree. A pathway leads to the covered porch and front door.

To the side of the house there is a further area of garden with crazy paved pathway leading around the house. This area is also laid to lawn with fence and shrub borders and leads on to the rear garden which is a good size and again, predominantly laid to lawn with inset trees and shrubs, a patio area outside the garden room, a summerhouse and a shed. Behind the garage there is a large storeroom with window on one end.

Two bridges cross over the stream, leading to the remainder of the garden which extends to just under half an acre. This area is also predominantly laid to lawn with mature trees, raised vegetable plots and a large summer house/studio/home office with power and light, double-glazed sliding doors and window to the side.

SITUATION: Nestled between the slopes of Exmoor and the sea, Minehead is a popular and beloved coastal resort located in West Somerset. The town boasts a wide range of attractions, making it a desirable destination for both locals and tourists alike. Visitors can enjoy the beautiful beach, promenade, and harbour, as well as the stunning gardens and colourful, treelined avenue with a variety of shops and services. The area is dominated by the wooded slopes of North Hill, adding to the charm of the surroundings. Minehead is widely renowned for its exceptional natural beauty, and visitors can take advantage of the superb walking opportunities over the moorland, through the woodlands, and along the coast. With so much to offer, it's no wonder that Minehead is one of West Somerset's most treasured coastal towns.

ACCOMMODATION

(all measurements are approximate)

PORCH

HALLWAY

CLOAKROOM 7'3" (4.16m) x 7'1" (2.17m)

LOUNGE 12' (3.66m) x 20'10" (6.35m)

DINING ROOM 12' (3.66m) x 14'9" (4.50m)

GARDEN ROOM 8'4" (2.55m) x 6'9" (2.06m)

KITCHEN 10'7" (3.23m) x 15' (4.56m)

STUDY 13'8" (4.16m) x 7'7" (2.32m)

BOOT ROOM 8' (2.44m) x 4'4" (1.32m)

FIRST FLOOR LANDING

MASTER BEDROOM 12'3" (3.73m) x 21'8" (6.61m)

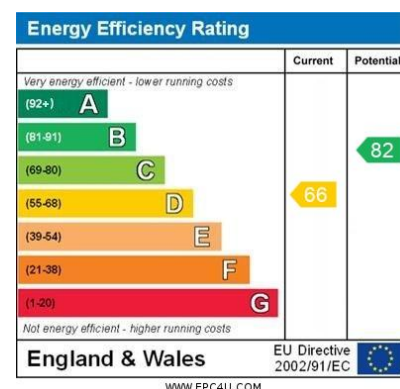
EN-SUITE WC 6'8" (2.03m) x 4'4" (1.31m)

BEDROOM TWO 12'3" (3.74m) x 12'8" (3.87m)

BEDROOM THREE 12'4" (3.77m) x 9'10" (3.00m)

BATHROOM 10'6" (3.21m) x 6'8" (2.02m)

SUMMER HOUSE/STUDIO/HOME OFFICE 20'11" (6.38m) x 11'10" (3.60m)



GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

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

Council Tax Band: F

Directions: What3words: ///shift.grapes.handrail

Broadband and 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/>.

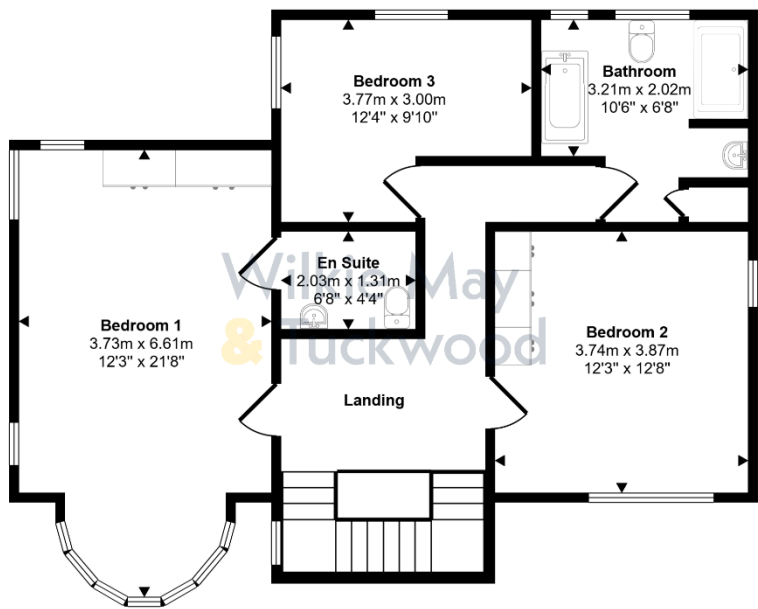
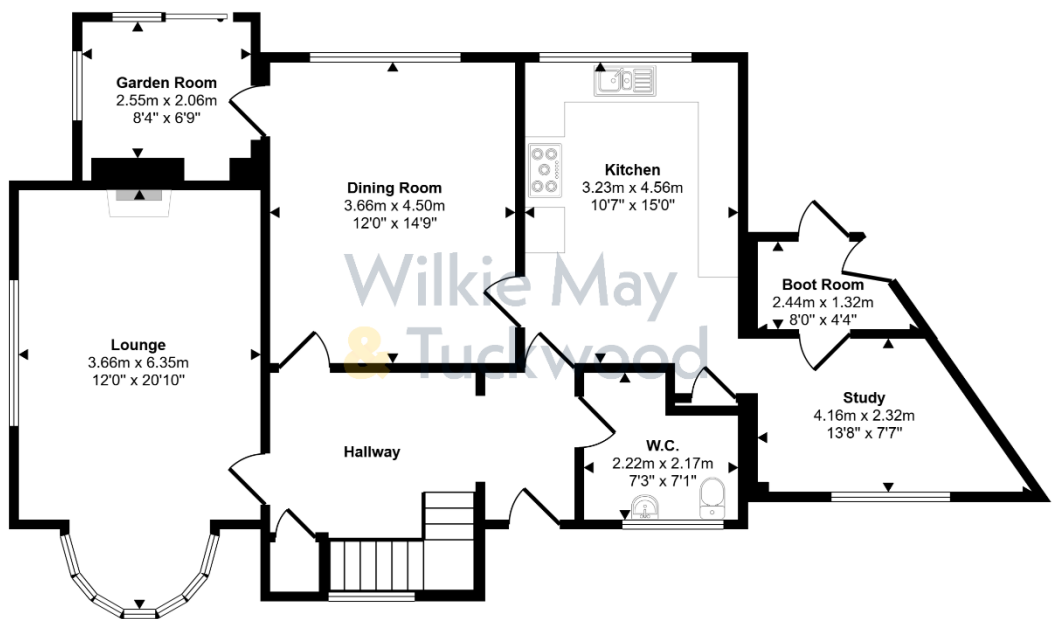
Flood Risk: Surface Water: Very low risk **Rivers and the Sea:** Medium risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk>

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

Flood Risk: Surface Water: High risk **Rivers and the Sea:** Medium risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk>

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FLOORPLAN



First Floor
Approx 76 sq m / 814 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.



Garden Room
Approx 23 sq m / 248 sq ft

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PRICE: £625,000



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MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you. 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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