

The Tanyard, Carhampton, Minehead, TA24 6NG

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welcome to

3 TheTanyard, Carhampton, Minehead

Located in the heart of the popular village of Carhampton is this Two double bedroom period cottage benefitting from Two reception rooms and Two bathrooms, front garden with driveway and garage and additional stream bordered former orchard a few steps away - No Chain Complications.













Entrance Porch
Canopied porch with tiled floor, timber half saloon doors, part glazed stable door to;

Entrance Hall
Double glazed window to front, wood effect flooring, wall mounted fusebox, doors to;

Sitting Room
13' 5" x 10' 6" (4.09m x 3.20m)
Double glazed window to front, feature exposed beams, television aerial point, concealed fireplace with scope for re-instatement, Haverland electric radiator.

Dining Room
13' 9" x 11' 5" (4.19m x 3.48m)
Double glazed window to front, feature fireplace with tiled surround, timber mantle and inset Parkray solid fuel stove, double cupboard housing hot water tank with immersion heater, stairs rising to first floor landing, Haverland electric radiator, access to;

Kitchen
10' 2" x 7' 2" (3.10m x 2.18m)
Enjoying a dual aspect with double glazed windows to side and rear, well fitted with a range of wall and base level units, woodblock effect worksurfaces incorporating inset single drainer sink unit with mixer tap, appliance space for slot in cooker with hood over, plumbing and appliance space for washing machine and slimline dishwasher, appliance space for tall fridge/freezer and tumble dryer, display shelving, tiled splashbacks.

Bathroom
White suite comprising panel enclosed bath with electric shower over and fitted screen, low level w.c., wash hand basin, electric heated towel rail, half tiled surrounds and fully tiled bath enclosure.

First Floor Landing
Feature exposed beams, storage and display shelving, doors giving access to;

Bedroom One
13' 5" max x 9' 8" (4.09m max x 2.95m)
Double glazed window to front with pleasant outlook, two fitted double wardrobes, part vaulted ceiling with exposed beams, Haverland electric radiator.

Bedroom Two
14' 8" x 9' 2" (4.47m x 2.79m)
Double glazed window to front with pleasant outlook, part vaulted ceiling with exposed beams, Haverland electric radiator.

Study Area
10' 6" x 7' 7" (3.20m x 2.31m)
Double glazed window to rear, connecting doors to bedroom one and shower room, part vaulted ceiling with exposed beams, Haverland electric radiator.

Shower Room
Double glazed window to front, White suite comprising corner shower with glazed enclosure, aquapanel surrounds and electric shower, low level w.c., pedestal wash hand basin, exposed beams, electric towel rail, mosaic tile effect vinyl flooring.

Gardens
To the front of the property there is an area of garden, given over to lawn with well stocked flower and shrub borders, mature Victoria plum tree and a shared driveway gives access to a private driveway with off street parking and access to;

Garage
18' 2" x 10' 4" (5.54m x 3.15m)
An oversize single garage with metal up and over door to front, window to side and personal door opposite.

Former Orchard
A delightful feature of this property is the enclosed separate former orchard which is located a few steps away from the property and is bordered by mature hedges and a fast flowing leete, gated access, assorted soft fruit trees to include cherry, pear, apple and plum trees, c.10' x 8' summerhouse with double doors and verandah which ideal as a studio or outdoor entertaining area, good quality workshop/shed, countryside views to the rear. Useful small brick built store opposite.



Ground Floor



First Floor

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3 The Tanyard, Carhampton, Minehead

- Popular Village Setting - No Chain Complications
- Two Reception Rooms - Fitted Kitchen
- Two Double Bedrooms - Two Bath/Shower rooms
- Lawned Garden - Garage - Driveway Parking
- Seperate Former Orchard With Summerhouse

Tenure: Freehold EPC Rating: G
Council Tax Band: B

£190,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
MIH107882 - 0004

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