

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



STONELY

Whitecross Lane, Minehead, Somerset TA24 8DE



Stonely

A substantial and beautifully presented detached family home, occupying a superb south-facing position on the lower slopes of North Hill, enjoying commanding and far-reaching views. Thoughtfully designed as an impressive yet wonderfully welcoming home for both everyday family living and entertaining. Combining elegant interiors, generous accommodation and an enviable setting, Stonely is a truly special home in which to enjoy the very best of Minehead living.

ACCOMMODATION



The welcoming entrance hall leads into the heart of the home: a particularly impressive kitchen/family room, fitted with a contemporary range of wall and base units incorporating a comprehensive selection of integrated appliances, including two Neff Slide & Hide ovens. A useful walk-in pantry provides excellent additional storage. The room enjoys windows to both the front and rear aspects, together with a door opening to the front, and a wood-burning stove creates a warm and inviting focal point.

From the kitchen/family room, doors lead into a charming garden room, which in turn opens directly onto an attractive terraced seating area, creating a wonderful connection between the house and gardens and providing an ideal setting

for outdoor entertaining. The garden room also benefits from air conditioning, while Bluetooth ceiling speakers are fitted within the main kitchen/dining area. Also situated on the ground floor is a generous family sitting room, featuring a further wood-burning stove and enjoying an abundance of natural light from its triple aspect. A useful utility room and cloakroom complete the ground floor accommodation.

On the first floor, the impressive principal bedroom provides a peaceful retreat, incorporating a walk-in wardrobe and a stylish en-suite shower room. There are three further well-proportioned double bedrooms, together with a family bathroom. Underfloor heating is provided to the main bathroom and en-suite.



The second floor provides a fifth double bedroom and a separate wet room, offering considerable flexibility for family members, guests or those working from home. Bluetooth ceiling speakers are also fitted within the top-floor bedroom.

Outside, the gardens are a particular feature of the property. The front provides a level area of lawn, while to the side is a large and attractive alfresco dining and entertaining area, complete with a built-in kitchen/bar- an exceptional space for summer gatherings and entertaining. Steps lead onwards to a pathway which continues around the rear of the property and provides access to a raised decked terrace, where the outstanding views can truly be appreciated. A hot tub further enhances this private and relaxing outdoor space.

The property also benefits from a useful, detached building, currently arranged as a home office and gym. Connected to mains electricity and drainage, this versatile building offers excellent potential to create superb ancillary accommodation for a teenager, dependent relative or guest suite, subject to any necessary consents. The building also benefits from independent consumer unit and mains water and drainage connections.

Further features include a 4kW solar panel system with 6kW battery storage, together with solar-assisted hot water and an EV charging point, providing useful renewable energy and energy-saving benefits. The property is connected to mains gas and benefits from all main utilities and drainage.



In Summary

Stonely is a distinctive and versatile home where space, views and lifestyle combine particularly well. From its elevated south-facing setting and generous five-bedroom accommodation to its superb kitchen/family room, multiple reception spaces and exceptional outdoor entertaining areas, the property offers a rare level of flexibility. The combination of commanding views, extensive parking, detached garage, private gardens and versatile ancillary accommodation further enhances what is an impressive and highly individual home on the lower slopes of North Hill.







SITUATION

Whitecross Lane represents an established residential part of Minehead, combining a quieter hillside setting, attractive views, mature residential surroundings and proximity to the town's amenities and North Hill's countryside.

DIRECTIONS

What3Words: ///tastings.anyone.cheese



ACCOMMODATION

Entrance Hall

Kitchen/Family Room 19' (5.78m) x 7'7" (2.31m), 12' (3.66m) x 11'9" (3.58m) and 6'6" (1.97m) x 11'9" (3.59m)

Garden Room 5'7" (1.71m) x 10' (3.04m)

Sitting Room 11'9" (3.59m) x 19'11" (6.06m)

Utility Room 5'9" (1.75m) x 7'2" (2.19m)

Cloakroom 5'5" (1.65m) x 7'2" (2.18m)

Utility Room 10'4" (3.14m) x 7'1" (2.16m)

First Floor Landing

Bedroom One 11'10" (3.61m) x 15'2" (4.63m)

Walk-in wardrobe and En-Suite Shower Room

Bedroom Two 12' (3.65m) x 9'3" (2.81m)

Bedroom Three 11'11" (3.63m) x 10'3" (3.13m)

Bedroom Four 12'8" (3.86m) x 8'2" (2.50m)

Bathroom 9'3" (2.82m) x 5'3" (1.60m)

Second Floor Landing

Bedroom Five 16'8" (5.08m) x 9'5" (2.86m)

Shower Room 8'6" (2.60m) x 9'5" (2.86m)

Home Office/Gym 24'5" (7.44m) x 12'4" (3.75m)

(All measurements are approximate)

General Remarks and Stipulations

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

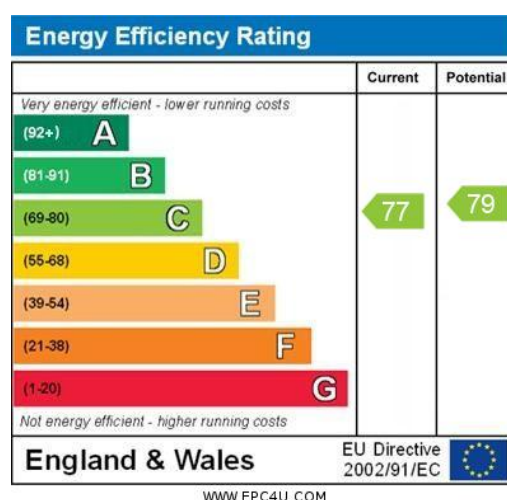
Services: Mains water, electricity and drainage are connected. Gas fired central heating. **Council Tax Band:** F

Broadband and mobile coverage: The maximum available broadband speeds are 80 Mbps download and 20 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

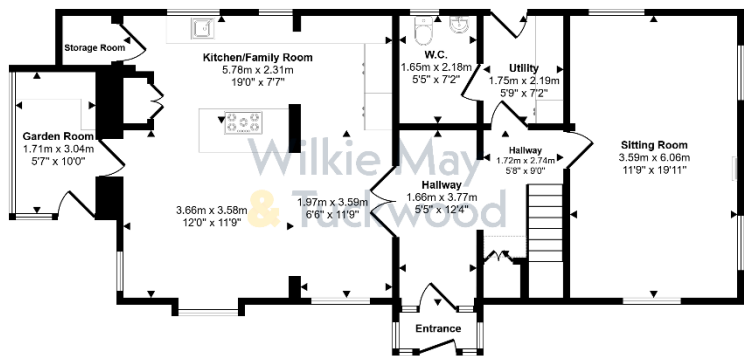
Groundwater: Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk>

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



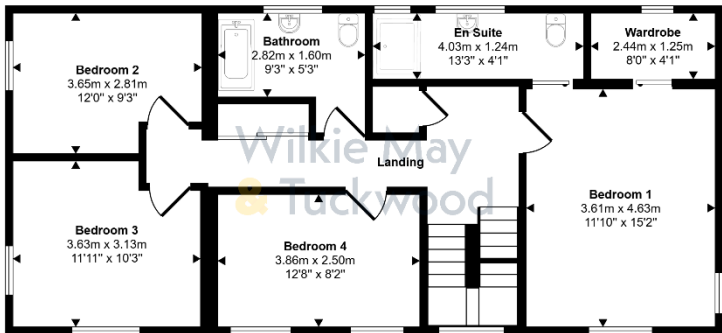


FLOORPLANS



Ground Floor
Approx 90 sq m / 966 sq ft

Denotes head height below 1.5m



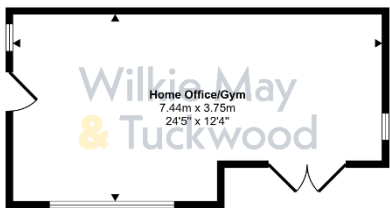
First Floor
Approx 82 sq m / 886 sq ft

Denotes head height below 1.5m



Second Floor
Approx 31 sq m / 330 sq ft

Denotes head height below 1.5m



Outbuilding
Approx 25 sq m / 272 sq ft

Denotes head height below 1.5m

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.



STONELY

Whitecross Lane, Minehead, Somerset TA24 8DE

GUIDE PRICE: £795,000



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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 provided by the seller. A Buyer is advised to obtain verification from their Solicitor.

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