

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



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& Tuckwood

The Green

1 The Ball, Dunster, MINEHEAD, Somerset TA24 6SD



The Green

A stunning, four/five-bedroom Grade II listed property situated in the heart of the beautiful, sought-after village of Dunster.

An exceptional property believed to date back to the late 18th century enjoying large well-proportioned accommodation throughout which could easily accommodate multi-generational living or sub-division if required (subject to obtaining the necessary consents).

Whilst retaining many original features to include sash windows, open fireplaces, a wonderful slate floor in the kitchen and a “thunderbox” toilet, this lovely property also enjoys the modern benefits of gas fired central heating, a utility room, a ground floor shower room, an en-suite to the master bedroom and, most sought of in Dunster, two garages.

The property also has gardens to the front and rear, a very attractive enclosed cobbled courtyard immediately to the rear and lovely views from the first floor towards the Luttrell Arms Hotel and the Yarn Market and from the rear garden towards Conygar Tower.

Internal viewing is highly recommended to appreciate the spacious and versatile accommodation offered.

ACCOMMODATION



Entrance through a very attractive front door with arched porch above into a long hallway running the full length of the ground floor with door out to the cobbled courtyard.

Doors lead off to three large reception rooms and one of the kitchen diners and stairs rise to the first floor.

LIBRARY – a most attractive room with bay window with window seat to the front overlooking the garden, open fireplace and shelved bookcases.

SITTING ROOM – a spacious room with window to the front and attractive open fireplace.

TELEVISION ROOM – the third reception room has an aspect to the rear overlooking the cobbled courtyard, an open fireplace and door through to a,

UTILITY ROOM – with window to the side and door to the courtyard. A door opens into a,

FITTED SHOWER ROOM.

KITCHEN DINER – a spacious room with beautiful slate floor and fitted with a range of wall and base units, sink and drainer and integrated appliances to include an eye-level double oven, two gas hobs and dishwasher. A door leads through to a small hallway with door to the cobbled courtyard.



A further door to the front of the property opens into a second hallway with a second staircase rising to the first floor. This side of the house could easily be utilised for multi-gen living or sub-division (STCs). On this side of the house there is an,

OFFICE/BEDROOM FIVE – with window to the front, a

FITTED CLOAKROOM and a STORAGE ROOM.

SECOND KITCHEN DINER – fitted with a range of wall and base units, space for a slot in cooker and window to the side.

FIRST FLOOR LANDING – a large landing area giving access to the bedrooms, bathrooms, a further kitchen/utility room and a beautiful,

DRAWING ROOM – this room is above the library with a lovely bay window with window seat affording lovely views over the front garden towards the Luttrell Arms Hotel and the Yarn Market. There is also an open fireplace.

BEDROOM ONE – large room with window to the front and large EN-SUITE BATHROOM.

BEDROOMS TWO AND THREE – with aspects to the rear.

BEDROOM FOUR – with window to the side.



OUTSIDE

OUTSIDE: The property is accessed to the front via The Ball. A gate with hedge boundary opens into a front garden which benefits from a good degree of privacy and is laid to lawn with pathway leading to the two front doors. To the side there is a small private patio area.

Immediately to the rear of the property there is a beautiful, enclosed cobbled courtyard with steps leading up to the remainder of the garden which is of a good size and predominantly laid to lawn with flower beds, mature trees and shrubs, a stone wall boundary and personal doors into the garages which are accessed via Priory Green, with one of the garages having an electric door. There is also a workshop which has been insulated and has electricity connected.

From the garden there are wonderful views towards Conygar Tower.

SITUATION: The village of Dunster is known to be one of the prettiest in England and, located on the edge of the Exmoor National Park, it is ideally situated for access to the wonderful coastline and moorland close-by. The village itself boasts a primary school, church, post office and several public houses, restaurants and coffee shops. Dunster is also famous for its Castle and Yarn Market. The coastal town of Minehead is approximately 3 miles away with schools, shops and supermarkets and the County Town of Taunton is 25 miles away with access to the rail and motorway network.

DIRECTIONS: What3Words: [///bulge.slides.poodle](https://www.what3words.com/bulge.slides.poodle)

ACCOMMODATION

(all measurements are approximate)

HALLWAY

LIBRARY 18'7" (5.66m) x 19'1" (5.82m)

SITTING ROOM 15'8" (4.78m) x 15'11" (4.85m)

RECEPTION ROOM 17'3" (5.27m) x 13'9" (4.19m)

UTILITY ROOM – 5'11" (1.81m) x 10'11" (3.32m)

SHOWER ROOM

KITCHEN DINER 15'9" (4.81m) x 13'1" (4.00m)

OFFICE/BEDROOM FIVE 8'2" (2.49m) x 15'6" (4.72m)

WC

STORAGE ROOM

KITCHEN DINER 11'5" (3.48m) x 14'10" (4.53m)

FIRST FLOOR LANDING

DRAWING ROOM 18'9" (5.71m) x 19'5" (5.91m)

BEDROOM ONE 17'5" (5.32m) x 13'3" (4.04m) EN-SUITE SHOWER ROOM

BEDROOM TWO 17'5" (5.32m) X 13'10" (4.21m)

BEDROOM THREE 16'2" (4.92m) x 13'7" (4.13m)

BATHROOM, BATHROOM

UTILITY 8'10" (2.70m) x 12'9" (3.89m)

BEDROOM FOUR 13' (3.96m) x 14'2" (4.33m)

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. Gas fired central heating.

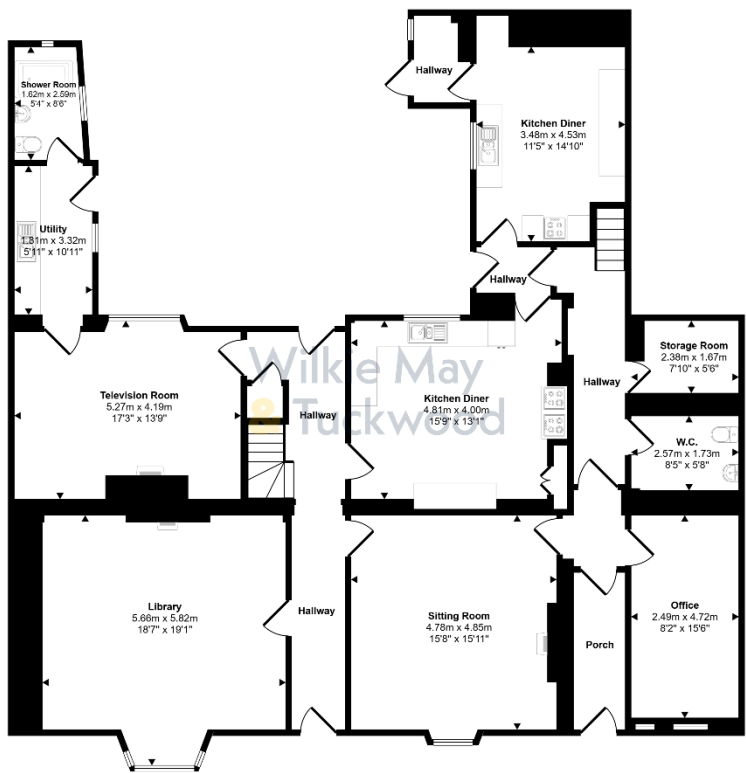
Council Tax Band: G

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>

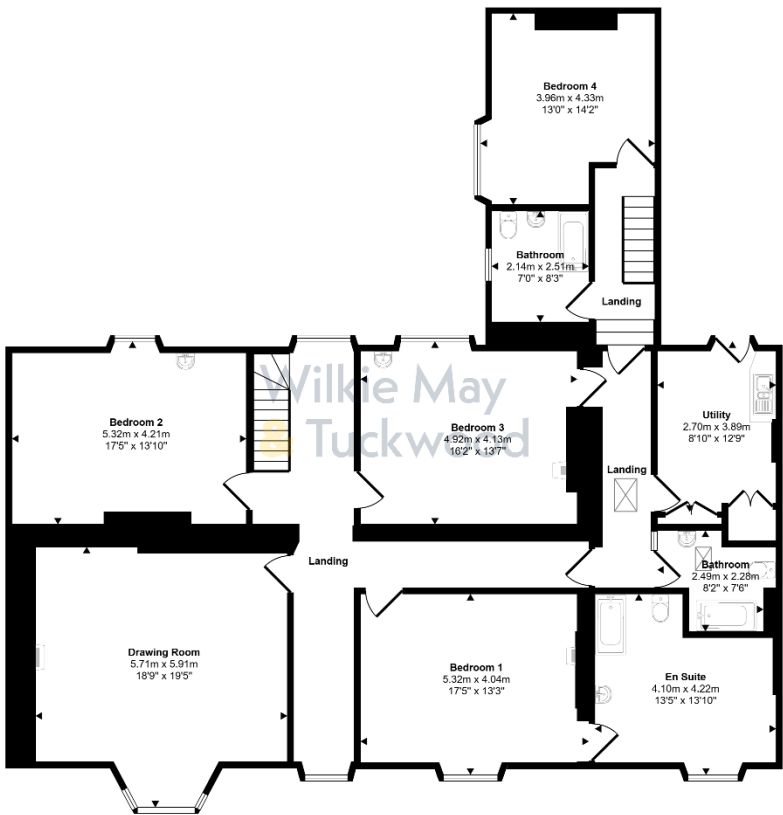
Planning: Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

FLOORPLAN



Ground Floor
Approx 198 sq m / 2130 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.



First Floor
Approx 194 sq m / 2090 sq ft

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PRICE: £950,000



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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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