

WHEDDON CROSS

gth

SOMERSET





Little Combe

Wheddon Cross, Somerset, TA24 7EA

Dunster 6.8 miles; Minehead 9.1 miles ; Taunton 23.8 miles

2 6 2 203 sqm

A modern detached house (AOC) conveniently situated on the periphery of this highly sought after village together with a detached barn and 6.81 Acres enjoying breathtaking views.

Freehold

Guide Price £600,000

DESCRIPTION

The front door opens into the entrance porch with cloaks area and a separate WC; an internal door opens into the entrance hall giving access to all ground floor rooms and stairs to the first-floor.

A substantial living room enjoys a dual aspect with feature fireplace containing a woodburning stove and the most breathtaking countryside views. The dining room is located just off the kitchen, again taking full advantage of the views and gardens.

The kitchen/breakfast room also has a dual aspect and is fitted with a range of matching wall and base units with rolltop worksurfaces and tiled splashbacks. Integrated appliances include a stainless steel 1 1/2 bowl sink with drainer, oil fired AGA, range cooker complete with extractor hood over and space for dishwasher. Room allows for large breakfast table and a door gives access to a utility room, pantry, and WC.

Stairs rise to a light and airy landing with doors to all six bedrooms four of which are doubles, a family bathroom, separate shower room and airing cupboard.

AGENTS NOTE

This property is subject to an Agricultural Occupancy Condition (AOC) imposed by the Local Planning Authority. This condition restricts the occupier to someone wholly, mainly or lastly employed, in agriculture, horticulture or in a forestry or retired from or a widow/widower or dependent of such a person.

Prospective purchasers should ensure they meet the eligibility criteria or have obtained the necessary consents before proceeding with a purchase. We recommend that interested parties seek independent legal or planning advice regarding the implications of the AOC prior to making an offer.

OUTSIDE

The property is approached over a sweeping driveway providing extensive parking and access to an attached double garage. The gardens to the front are predominantly lawned with side access to the rear contained within hedgerow boundaries providing privacy. The rear gardens are again lawned interspersed with a number of mature flower beds and shrub borders. In addition is a large vegetable garden and a paved sun terrace adjoins the house perfect for alfresco dining and summer entertaining. Beyond the garden lies a single enclosed of productive pasture land in all extending to approximately 6.81 acres. In addition is a barn perfect for keeping fodder or livestock. Vehicular access to the barn is obtained via a ROW over a driveway to the side.

SERVICES & OUTGOINGS

Mains electricity, drainage to a septic tank, oil AGA, solar PV and a air source heat pump.

Council Tax: Somerset Council—Band E.

DIRECTIONS

What3words:///premature.phones.crunched.



ADDITIONAL INFORMATION

Broadband: Superfast broadband is available—highest available download speed 38 Mbps, highest available upload speed 8 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding)



VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

8 The Parade, Minehead

Somerset, TA24 5UF

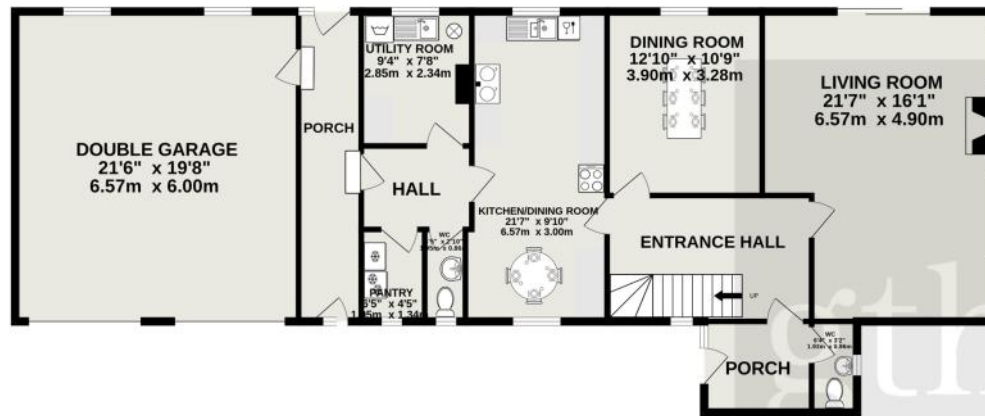
Email: residential.minehead@gth.net

Tel: 01643 706666 | Ref: TAU250567

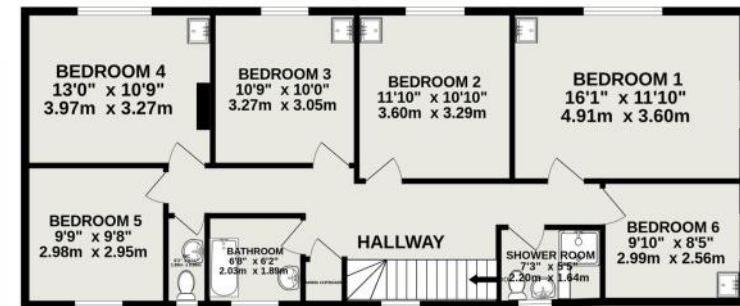
GREENSLADE TAYLOR HUNT
www.gth.net

LITTLE COMBE, WHEDDON CROSS

GROUND FLOOR
1522 sq.ft. (141.4 sq.m.) approx.



1ST FLOOR
1013 sq.ft. (94.1 sq.m.) approx.



TOTAL FLOOR AREA : 2535 sq.ft. (235.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

