

NORTH HILL ROAD

gth

MINEHEAD





Rossclere

Minehead, Somerset, TA24 5SF

Dunster 3.8 miles; Porlock 6.5 miles ; Taunton 25.0 miles

 3
  3
  2
  245 sq m

A substantial three-bedroom semi-detached residence standing in gardens and grounds of approximately 1.5 acres, occupying a fine position on North Hill within easy access to Minehead and Exmoor National Park.

Freehold

Guide Price £700,000

DESCRIPTION

Dating back to the 1907, 'Rossclere' is a turn of the century Edwardian Country House which has been sympathetically converted into two properties, with Rossclere taking the larger portion of this elegant residence.

This beautifully presented three-bedroom home has been thoughtfully restored at the hands of its current owners boasting timeless character features with generously proportioned rooms throughout and in brief comprises; The original door gives access into the dual aspect entrance lobby with internal door leading into the main Entrance Hall with original doors to all ground floor rooms, storage cupboard, cloaks room/WC, and staircase rising to the first-floor landing.

The sitting room is a light and airy room with a dual aspect, original fireplace with multi-fuel burning stove inset.

The snug/study benefits from a from an original fireplace and a front aspect overlooking the terrace.

The dining room is a substantial room enjoying a box bay window to the front aspect with central door leading out onto the terrace, this room also benefits from a multi-fuel burning stove on a slate hearth.

The well-appointed country style kitchen/breakfast room has a dual aspect with a range of matching units above and below and worktops over with a mixture of tiled backsplash, integrated fridge and freezer, integrated dish washer, ceramic sink/drain, SMEG gas cooker and electric oven with extractor hood over, space for large breakfast table and a door leading out towards the rear garden.

The first floor is accessed from the Entrance Hall via an elegant original sweeping staircase with large leaded window to rear and access to all three substantial double bedrooms, storage/airing cupboard, the five piece family bathroom, the shower room and additional staircase rising to the loft room.

The loft room offers ample storage space, additionally there may be potential to extend/develop a loft conversion subject to planning permission.

OUTSIDE

The property is approached over a private driveway to a forecourt fronting the garage/cellar and steps leading up to the front door. The delightful south facing terrace runs along the front of the property creating an ideal setting for Alfresco dining and entertaining. The house stands in large gardens and grounds of approximately 1.5 acres or thereabouts with a walled surround and further gardens known formally as The Sun Dial Garden along with a The Pond Garden. The further gardens and grounds comprise various level lawn areas with mixed sloping woodland giving direct access up onto the moorland. From the top of the garden, far-reaching coastal and countryside views can be enjoyed.

SERVICES & OUTGOINGS

mains electric, gas, water and drainage are connected to the property. Gas fired central heating.

Council Tax: *Somerset Council—Band F.*

DIRECTIONS

What3words:///tides.inserting.waistcoat.

ADDITIONAL INFORMATION

Broadband: FTTC—Ultrafast broadband is available—highest available download speed 1800 Mbps, highest available upload speed 220 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 each year as less than 0.1%).



VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

8 The Parade, Minehead

Somerset, TA24 5UF

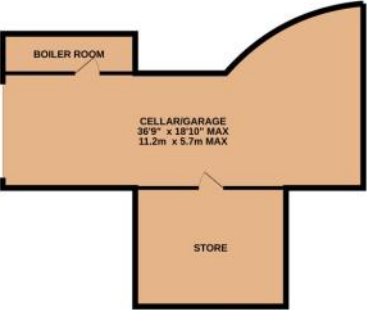
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Tel: 01643 706666 | Ref: MIL230300

GREENSLADE TAYLOR HUNT
www.gth.net

NORTH HILL ROAD

BASEMENT
734 sq.ft. (68.2 sq.m.) approx.



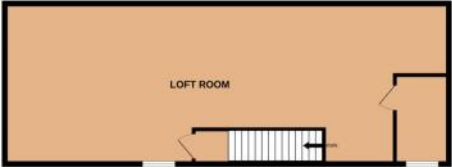
GROUND FLOOR
1405 sq.ft. (130.5 sq.m.) approx.



1ST FLOOR
1195 sq.ft. (111.0 sq.m.) approx.



2ND FLOOR
739 sq.ft. (68.6 sq.m.) approx.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	78 C
39-54	E		
21-38	F		
1-20	G		

gth

