

CHANIN & THOMAS

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CHARTERED SURVEYORS, AUCTIONEERS & ESTATE AGENTS

Chapel Court, High Street, Carhampton, Minehead



This is an individual and unique detached three bedroom cottage residence situated in the centre of Carhampton and close to all village amenities.

*Entrance Vestibule *Hall *Cloakroom *Study *Sitting Room
*Kitchen/Dining Room *Galleried Minstrel landing *3 Bedrooms with
Ensuite Bathrooms *Garden *Car Parking

*** The Neighbouring Methodist Chapel is also available by separate negotiation with full planning permission for conversion to a two/three bedroom dwelling, offering an exciting opportunity to create a luxury holiday Let or second home.**

Offers in the region of £275,000

Ref.MT/925

8 The Parade
MINEHEAD
(01643) 706666
Fax: (01643) 708560

High Street
PORLOCK
(01643) 706666
Fax: (01643) 708560

9 Fore Street
WILLITON
(01984) 632167
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2A Castle Street
NETHER STOWEY
(01278) 733050

Chapel Court, High Street, Carhampton, Minehead, TA24 6ND

This is an individual and unique detached three bedroom cottage residence situated in the centre of Carhampton and close to all village amenities.

The village of Carhampton provides excellent facilities including Post Office/Stores, Church, Inn, and well equipped Recreation Centre and Playing Field and offers a very active community life with various clubs and a thriving cricket team. Carhampton is 3 miles from the coastal resort of Minehead with First, Middle and Upper Schools and approximately 22 miles from the County town of Taunton with its M5 motorway and mainline railway station. There is a main bus route connecting Minehead and Taunton which runs through Carhampton.

The variety of the North Somerset Coast is closeby and the Quantock Hills, the first designated area of outstanding natural beauty in England, the Brendon Hills and the Exmoor National Park are all but a short drive away.

The cottage has been skilfully converted from premises that were originally built as a school and until recent years was the Church Hall serving the Methodist Chapel and includes full oil fired central heating, ample power points, hardwood double glazed windows along with other features typical of the Victorian era. It was converted approximately 11 years ago and is of mainly stone construction with some brick under a slate roof. The accommodation comprises:

Ground Floor Entrance Vestibule:

Hall: original exposed timber flooring, telephone point, cloaks cupboard with Louvre doors

Cloakroom: low level WC, wash basin (h&c)

Study/Bedroom/Dining Room: 2.43m (8') x 3.95m (13') cupboard under the stairs, tiled floor, telephone points and TV point, door to garden

Sitting Room: 5.55m (18'3) x 5.48m (18') exposed wood flooring, double aspect, TV point, telephone point

Part Tiled Kitchen/Dining Room: 5m (16'5) x 3.65m (12') modernised and containing Butler style sink (h&c), extensive range of work tops with cupboards and drawers under, wall cupboards, extractor fan, tiled flooring, Eurostar oil fired boiler for central heating and domestic hot water, plumbing for washing machine, plumbing for dishwasher, down lighting, telephone point, TV point, French doors to courtyard style rear garden

Stairs to First Floor Galleried Minstrel Landing: with original exposed beams, airing cupboard housing lagged hot water cylinder and electric immersion heater

Ensuite Bedroom 1: 3.76m (12'4) x 2.44m (8') exposed beams, TV point

Part Tiled Ensuite Bathroom: panelled bath (h&c), shower attachment, low level WC, wash basin (h&c)

Ensuite Bedroom 2: 4.45m (14'7) x 2.68m (8'10) double aspect, beams, TV point

Ensuite Part Tiled Bathroom: corner panelled bath (h&c), low level WC, wash basin (h&c)

Bedroom 3: 2.62m (8'7) x 2.7m (8'10), double aspect, TV point

Half Glazed Doors to Bathroom: with corner panelled bath (h&c), shower attachment, low level WC, wash basin (h&c), tiled floor, electric shaver point, door to landing

Outside: To the front of the property is a good sized tarmac enclosed car parking area approached via double timber entrance gates and the front garden is laid mainly to lawn with a variety of shrubs. To the rear is a further courtyard style brick and crazy paved garden area

Cold Water Tap:

Council Tax Band: D

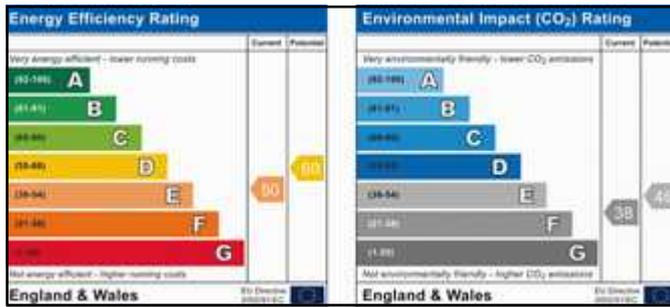
Services: mains electricity, water and drainage are connected

Tenure: Freehold

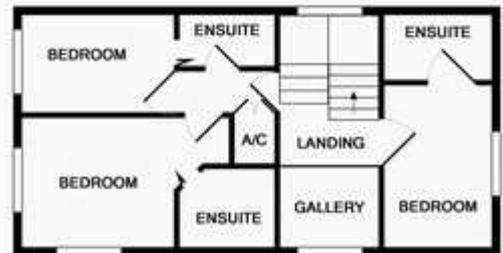
Note: The neighbouring Methodist Chapel is also available by separate negotiation with full planning permission (Application No. 3/05/99/009), for conversion to a two/three bedroom dwelling, offering an exciting opportunity to create an individual residence of character that is ideal as a retirement second home or for first time occupation. Further information available from the agents Minehead Office.

VIEWING: By appointment please through Chanin and Thomas 8 The Parade, Minehead, Somerset, TA24 5UF Telephone 01643 706666

EMAIL ADDRESS: post@chaninandthomas.co.uk **WEBSITE:** www.chaninandthomas.co.uk



GROUND FLOOR



1ST FLOOR

Not To Scale - For Identification Purposes Only - Chanin & Thomas 2011
Made with Metropix i2013



These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract. Appointments should be made before viewing and all negotiations conducted through Chanin & Thomas Estate Agents

