

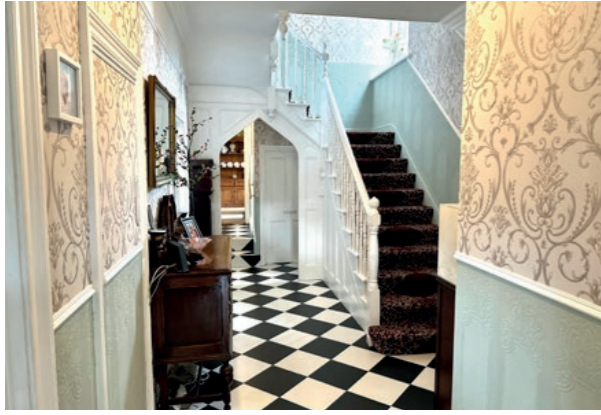
# Coast & Country

— PROPERTIES BY —  
Wilkie May & Tuckwood



## MENTONE VILLA

The Parks, Minehead, Somerset TA24 8BS



## MENTONE VILLA

A spacious Grade II listed four/five reception room, five/six bedroom detached Victorian villa with two-bedroom maisonette situated within the sought-after Parks area of Minehead.

Whilst retaining many original features to include dado rails, picture rails, decorative woodwork and fireplaces etc., the property does benefit from gas fired central heating throughout, off road parking to the side and neat wraparound garden. The property would be suitable for a variety of uses with an income potential of £22,500.

Four of the bedrooms in the main property have en-suite shower/bathrooms and both bedrooms in the maisonette have en-suite bathrooms.

Offered for sale separately is a three-bedroom detached Coach House situated behind Mentone Villa.



# ACCOMMODATION



The spacious accommodation comprises in brief: entrance to the front into Porch with door through to:

**Hallway** - large, imposing area with stairs to the first floor, Victorian style black and white tiled flooring, door to the garden and door to a side

**Entrance Hall** - with storage cupboard and the old servants' staircase to the first floor.

**Utility/Cloakroom** - space and plumbing for washing machine, space for tumble dryer, low level WC, wash hand basin and window to the side.

**Dining Room** - large double aspect room with bay window to the front and window to the side. There is also an original fireplace with inset gas fire.

**Living Room** - good-sized room with bay window

to the front and original open fireplace with large wooden mantel with inset mirror.

**Study** - with window to the rear and fireplace.

**Ground Floor Bedroom/Fifth Reception Room** - with window to the side and door to,

**En-Suite Shower Room**

**Kitchen/Dining Room** - the dining room is a large room with two windows to the side overlooking the garden. The Kitchen is fitted with a modern range of wall and base units, sink and drainer incorporated into work surface with tiled and feature brickwork surrounds, integrated oven with gas hob and extractor hood over, further integrated eye-level oven, island unit, door to a double aspect pantry, tiled floor, door to the garden and window to the side.

**First Floor Landing** - with airing cupboard, doors to the bedrooms, bathroom and door to an

**Inner Hallway** - with stairs to the second-floor maisonette bedrooms.

**First Floor Bedrooms** - two of the bedrooms have aspects to the front, one with an en-suite bathroom and dressing room with fitted cupboards and window to the front and one with an en-suite WC. One bedroom has an aspect to the side. The remaining two bedrooms are to the rear of the property. One is a large, double aspect room with windows to the side and rear and door to an en-suite shower room. The last has a window to the rear and door to an en-suite shower room with dressing room.

**Bathroom** - fitted with a suite comprising bath and low level WC. There is also a window to the side.

**Maisonette** - accessed from the first floor, there is a large reception room with storage cupboard and window to the side. There is also a cloakroom area fitted with a low level WC and wash hand basin, a door to the Inner Hallway with stairs to the second floor and door into a small,

**Kitchen** - with window to the side.

**Second Floor Landing** - with window to the front, door to eaves storage, and doors to the:

**Bedrooms** - the first having a window to the side and en-suite bathroom and the second having a window to the rear and en-suite bathroom.



## OUTSIDE

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To the front of the property there is a low stone retaining wall with path leading to the front door with the garden on either side laid with ease of maintenance in mind. The garden is to the rear and side of the property and again, is laid with ease of maintenance in mind.

The parking is accessed to the side of the property from Western Lane.



## SITUATION

Nestled between the slopes of Exmoor and the sea, Minehead is a popular and beloved coastal resort located in West Somerset. The town boasts a wide range of attractions, making it a desirable destination for both locals and tourists alike. Visitors can enjoy the beautiful beach, promenade, and harbour, as well as the stunning gardens and colourful, treelined avenue with a variety of shops and services. The area is dominated by the wooded slopes of North Hill, adding to the charm of the surroundings. Minehead is widely renowned for its exceptional natural beauty, and visitors can take advantage of the superb walking opportunities over the moorland, through the woodlands, and along the coast. With so much to offer, it's no wonder that Minehead is one of West Somerset's most treasured coastal towns.

## DIRECTIONS

What3Words: ///image.polygraph.talent



# THE COACH HOUSE

Situated behind Mentone Villa and accessed through a ground floor door with stairs leading to the first-floor accommodation which comprises:

**Living Room/Kitchen** - good-sized double aspect room with windows to the side and rear and fitted with a range of wall and base units, sink and drainer and cooker.

**Bedroom** - two with aspects to the front and one to the rear which also has an en-suite shower room.

**Bathroom** - with three-piece suite and window to the front.

**Outside** - there is a small courtyard area.

# ACCOMMODATION

- Porch**
- Hallway**
- Utility/Cloakroom**
- Dining Room** 16'57" (5.05m) x 14'34" (4.37m)
- Living Room** 16'14" (4.92m) x 14'07" (4.29m)
- Study** 9'58" (2.92m) x 12'60" (3.84m)
- Ground Floor Bedroom/Fifth Reception Room** 13'12" (4.00m) max. x 11'75" (3.58m) max.
- En-Suite Shower Room**
- Kitchen/Dining Room – Dining Area** 12'37" (3.77m) x 11'94" (3.64m)
- Kitchen** 13'19" (4.02m) x 13'16" (4.01m)
- First Floor Landing**
- Bedroom** 14'12" (4.30m) x 12'53" (3.82m)
- En-Suite Bathroom And Dressing Room**
- Bedroom** 14'40" (4.39m) x 9'15" (2.79m)
- En-Suite WC**
- Bedroom** 12'63" (3.85m) x 9'25" (2.82m)
- Bedroom** 12'82" (3.91m) max. x 9'25" (2.82m) max. **En-Suite Shower Room**

- Bedroom** 16'50" (5.03m) x 13'09" (3.99m)
- En-Suite Shower Room**
- Bathroom**
- Maisonette Reception Room** 12'80" (3.90m) x 12'80" (3.90m)
- Cloakroom, Kitchen**
- Bedroom** 11'88" (3.62m) x 9'51" (2.90m)
- En-Suite Bathroom**
- Bedroom** 15'12" (4.61m) x 9'51" (2.90m) and 7'25" (2.21m) x 7'22" (2.20m)
- En-Suite Bathroom**

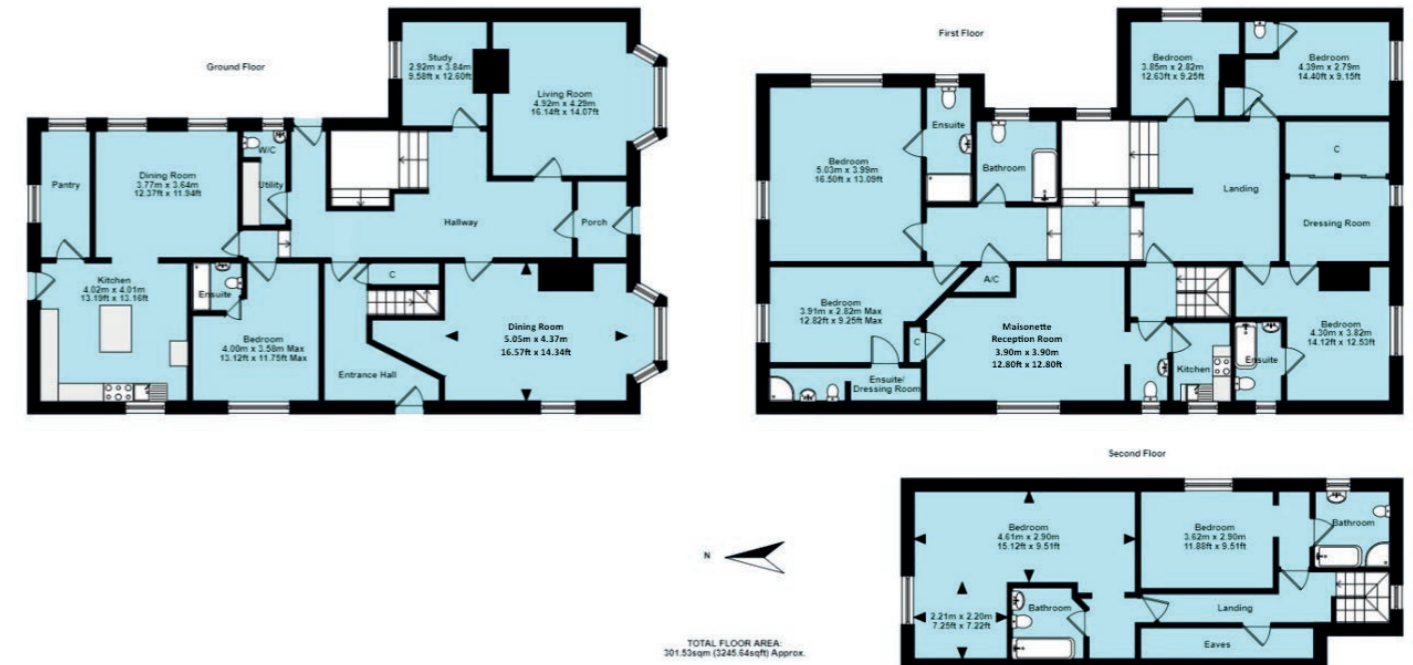
## THE COACH HOUSE:

- Living Room/Kitchen** 15'16" (4.62m) x 14'67" (4.47m)
- Bedroom** 10'83" (3.30m) x 10'76" (3.28m)
- Bedroom** 11'09" (3.38m) x 8'53" (2.60m)
- Bedroom** 9'35" (2.85m) x 9'12" (2.78m)
- En-Suite Shower Room**
- Bathroom**

(All measurements are approximate)

# FLOOR PLANS

## MENTONE VILLA



# GENERAL REMARKS AND STIPULATIONS

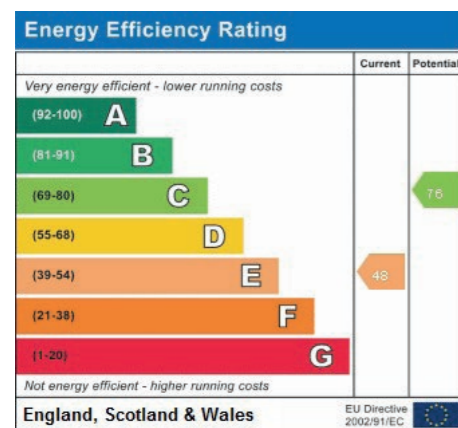
**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.

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

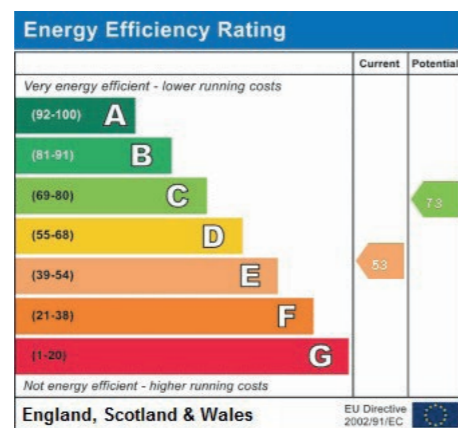
**Council Tax Band:**

**Mentone Villa:** G

**The Coach House:** A

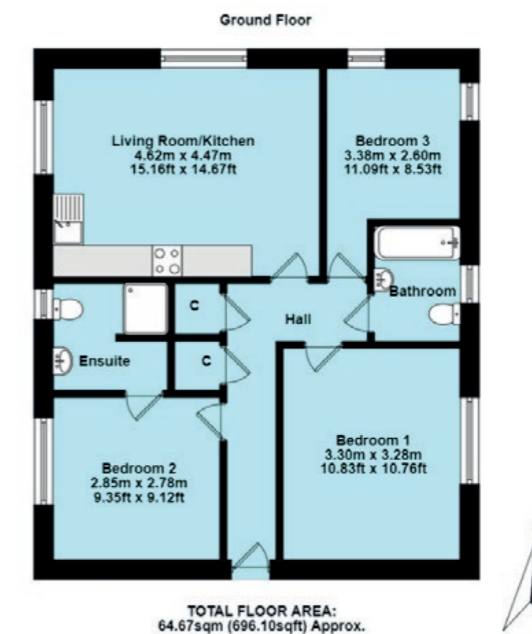


Mentone Villa



The Coach House

## THE COACH HOUSE



MENTONE VILLA  
GUIDE PRICE: £749,000

THE COACH HOUSE  
GUIDE PRICE: £239,000



Mentone Villa Dining Room



Mentone Villa Dining Room

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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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