

# Coast & Country

— PROPERTIES BY —  
Wilkie May & Tuckwood



7 THE BALL

Dunster, Minehead, Somerset TA24 6SD



## 7 THE BALL

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A beautifully presented and fully refurbished, Grade II listed, double fronted cottage situated in the heart of the sought-after historic medieval village of Dunster, within the Exmoor National Park.

The property; dating back to the 1600s; offers generous living accommodation and has been lovingly restored by the current owners. The light and spacious dining and sitting rooms are directly south-facing and are both fitted with wood burning stoves. The bespoke kitchen and adjoining utility room, both with underfloor heating are connected to the dining room through a flowing wood beamed opening.

The three bedroomed property benefits from secondary glazing throughout, gas fired central heating, a cloakroom/study with downstairs w/c, south-facing master bedroom with en-suite, and a large family bathroom. Wonderful views towards the distant Castle and Church are available from the first floor and from the garden.

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





# ACCOMMODATION



The accommodation comprises in brief: entrance through front door into, Entrance Hall; with stairs to the first floor, door to the rear garden and doors to,

**Sitting Room** - a very attractive room with sash window to the front with a window seat, beamed ceiling and fireplace with inset wood burning stove.

**Study** - with window to the rear and former fireplace with shelving on either side. A door leads into the,

**Cloakroom** - with fitted suite and window to the rear.

**Dining Room** - with window to the front, wood flooring, beamed ceiling, fireplace with inset wood burning stove and cupboards on either side. There is also open access to the,

**Kitchen** - bespoke fitted with ample wall and base unit storage, sink and drainer incorporated into granite worktops, range cooker with extractor hood, window to the rear, original quarry tiles with underfloor heating and door to,

**Utility Room** - fitted with wall and base units, sink and drainer incorporated into granite worktop, space and plumbing for washing machine and

dryer, two velux windows, original quarry tiles with underfloor heating and rear door to the garden.

**First Floor Landing** - which has a window to the rear overlooking the garden and a storage cupboard.

**Bedroom One** - a large double bedroom, with two south-facing windows to the front, original feature fireplace with storage cupboard and door to,

**En-Suite** - modern fitted suite.

**Bedroom Two** - another large double bedroom also with two south-facing windows to the front and original fireplace.

**Bedroom Three** - with an aspect to the rear overlooking the garden.

**Bathroom** - modern suite four piece comprising free-standing bath, separate walk-in shower, wash hand basin and wc. There are also two windows to the rear.





# OUTSIDE

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Immediately to the rear of the property is a stone outbuilding which is connected via a covered courtyard. A charming garden room/cabin sits at the top of the garden, offering a versatile addition to the property, that could be used as a home office, gym or studio. There is also a delightful sun terrace situated in front of the garden room which boasts stunning views over Dunster, the castle and the surrounding countryside.

To the front there are small areas of garden either side of the steps leading up to the front door. Immediately to the rear there is a covered patio area with two storerooms and steps leading up to the remainder of the large garden which has an attractive and spacious seating area leading to a long lawned area, vegetable patch, sheds and a garden room with lovely views over the house towards the Castle and Church. There is pedestrian access to the rear of the property through a small gate, with direct access to Conygar tower and surrounding woodland.







## 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: [///volunteered.december.juggled](https://www.what3words.com/volunteered-december-juggled)





## ACCOMMODATION

### Entrance Hall

**Sitting Room** 16'9" (5.10m) x 11'6" (3.50m)

**Study** 14'4" (4.36m) x 7'9" (2.36m)

### Cloakroom

**Dining Room** 12'2" (3.72m) x 11'1" (3.37m)

**Kitchen** 13'5" (4.08m) x 8'2" (2.48m)

**Utility Room** 10'4" (3.14m) x 7'1" (2.16m)

### First Floor Landing

**Bedroom One** 14'11" (4.54m) x 10'3" (3.13m)

### En-Suite Shower Room

**Bedroom Two** 16'5" (5.00m) x 11'10" (3.61m)

**Bedroom Three** 10'5" (3.18m) x 7'1" (2.15m)

**Bathroom** 12'1" (3.69m) x 6'8" (1.96m)

**Garden Room** 16'4" (5m) x 11.4 (3.5m)

(All measurements are approximate)

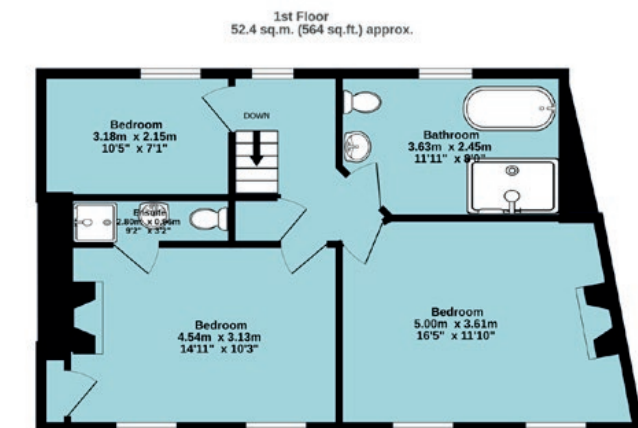
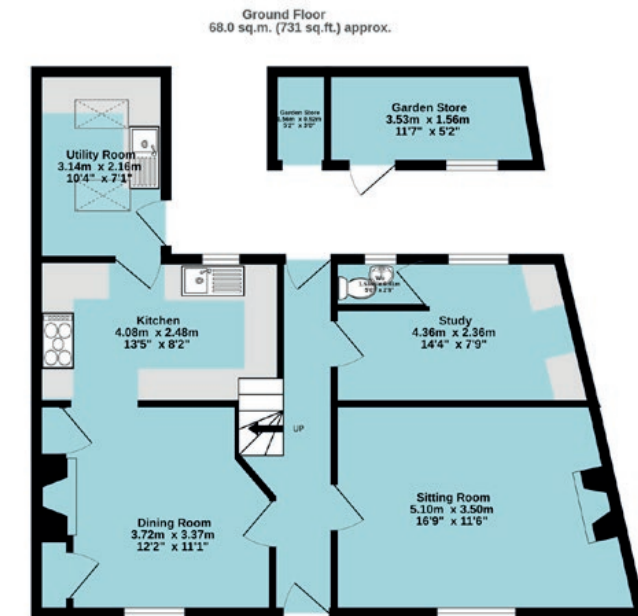
## GENERAL REMARKS AND STIPULATIONS

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

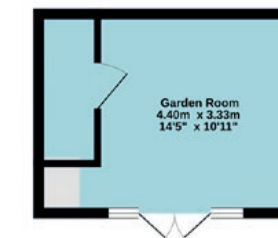
**Services:** Mains water, electricity and drainage are connected. Gas fired central heating.

**Council Tax Band:** D

## FLOOR PLAN



Garden Room  
14.6 sq.m. (157 sq.ft.) approx.



**TOTAL FLOOR AREA : 135.0 sq.m. (1453 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# 7 THE BALL

Dunster, Minehead, Somerset TA24 6SD

PRICE: £475,000



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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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