



High Street

Dunster, TA24 6SF

Price £449,950 Freehold



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**Wilkie May
& Tuckwood**

Floor Plan



Description

A rare opportunity to purchase a three bedroom character residence situated in the heart of the sought after village of Dunster. It is believed that the property dates back to the 17th century and was formerly part of an Inn called The Horse and Crook. Until recently, the property been run as a successful shop with store room and living accommodation. However, planning permission has now been obtained to allow use as a fully residential property.

The property has undergone major renovation during the current ownership and although benefiting from the modern convenience of gas fired central heating, does retain many original features to include wide elm floorboards, leaded windows and a large inglenook fireplace.

Other benefits include a utility/cloakroom on the ground floor and an en-suite to the second floor bedroom.

- 3 Bedrooms
- Courtyard Garden
- Sought after village location
- Cloakroom, Bathroom and En-suite
- Retains many original features



THE ACCOMMODATION COMPRISES IN BRIEF: Bathroom. entrance through impressive oak front door into lobby area with door to:

SITTING ROOM: good-sized room with two windows to the front, slate tiled floor and large inglenook fireplace. A door leads to the:

STUDY: with door to small LOBBY with stairs to the first floor and door to,

KITCHEN: wall and base units, butler style sink and electric aga. There is a window to the rear and door to the garden. A door also leads to the UTILITY/CLOAKROOM.

FIRST FLOOR LANDING: with stairs to the second floor and doors to two of the Bedrooms and

FIRST FLOOR BEDROOMS: one with two windows to the front affording lovely views up the High Street towards the Castle and to the left of the Yarn Market. The other bedroom has an aspect to the rear.

BATHROOM: fitted suite and window to the front.

SECOND FLOOR BEDROOM: with windows to the front and rear and door to EN-SUITE SHOWER ROOM.

OUTSIDE: to the rear there is an enclosed part walled south facing courtyard garden enjoying a good degree of privacy.



GENERAL REMARKS AND STIPULATION

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

Services: Mains water with meter, mains electricity, mains drainage and gas fired central heating.

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

Property Location: [///pegged.verve.loom](http://pegged.verve.loom)

Council Tax Band: C

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2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

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Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

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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