

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



BLACKBALL HOUSE

Holes Square, Timberscombe, MINEHEAD, Somerset TA24 7TJ



BLACKBALL HOUSE

A most attractive and individual, architect designed three-bedroom detached home situated on the outskirts of the popular Exmoor National Park village of Timberscombe.

Constructed thirty years ago in the style of a seventeenth century farmhouse with modern building methods incorporated, the property has 450mm thick walls, Exmoor grown Corsican pine window frames, Exmoor oak door frames and heat retaining Solaglas to all external windows. The heating and hot water is via an oil-fired condensing boiler feeding underfloor heating throughout. There is also an inglenook fireplace in the sitting room with open fire.

Other benefits include off road parking for several vehicles, a double garage with electric opening door and internal staircase up to the kitchen, a good-sized outbuilding with annexe potential subject to any necessary consents, gardens to the rear and side and lovely countryside views from the front.

The property is also close to lovely walks through the surrounding countryside via the adjoining bridlepath.

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

ACCOMMODATION



The accommodation comprises in brief: steps lead up from the parking area to a small terrace and attractive porch with window to the side and door into,

HALL – a spacious area with stairs to the first floor, hanging cloakroom, exposed stone wall to one side, Exmoor oak beamed ceiling and Exmoor oak doors to the sitting room, study and kitchen.

SITTING ROOM – a large, triple aspect room with Exmoor oak beamed ceiling and large stone inglenook fireplace with Baxi ash box and large copper canopy. Steps lead up to a very attractive raised seating/dining area with Exmoor oak flooring.

STUDY – with window to the rear and Exmoor oak beamed ceiling.

KITCHEN – a large double aspect room with windows to the front and side, external door, pantry and storage cupboard either side of the staircase leading up from the garage. The kitchen area is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated appliances to include a double oven and microwave, a hob with extractor hood over and dishwasher. There is also a tiled floor and Exmoor oak beamed ceiling. A door leads through to a,



UTILITY ROOM – fitted with a range of wall and base units, space and plumbing for a washing machine and space for fridge freezer, there is a window to the rear and a door to,

CLOAKROOM – with wc and wash hand basin.

FIRST FLOOR LANDING – a good-sized area with window to the front and doors to the bedrooms, bathroom and,

GAMES ROOM – a large room which could be used for storage.

MASTER BEDROOM – a lovely, double aspect room with windows to the front and side

and lovely views towards the surrounding countryside. There are also two built-in wardrobes and a door through to an,

EN-SUITE BATHROOM – fitted with a four-piece suite and having a window to the side.

BEDROOM TWO – a good-size room with windows to the rear and built-in wardrobe and storage.

BEDROOM THREE – with window to the side.

BATHROOM – fitted three-piece suite, airing cupboard and window to the side.



OUTSIDE

To the front, the property is approached over a large driveway providing parking for several vehicles leading to the double garage. There is also a detached, stone built outbuilding. This outbuilding could be used as a studio or workshop subject to any planning requirements. Alongside the garage, steps lead up to a terraced seating area which can also be accessed from the kitchen. To the rear of the property there is an attractive terraced garden with high stone wall boundary. Across the lane there is a further area of garden.

SITUATION: Timberscombe has a thriving village community with a pub, church and primary school all within easy reach of Black Ball House. The medieval village of Dunster is approximately two miles away with its pubs, restaurants and other amenities and Minehead is approximately five miles away with its schools, banks, supermarkets and amenities. Taunton, the County town of Somerset is approximately 25 miles away with its main railway line and access to the motorway network.

DIRECTIONS: What3Words: [///flannel.chairing.singled](https://www.what3words.com/#!/flannel.chairing.singled)

ACCOMMODATION

ACCOMMODATION (all measurements are approximate)

PORCH

HALL

SITTING ROOM 24'10" (7.57m) x 17'5" (5.30m)

STUDY 13'1" (3.98m) x 10'8" (3.25m)

KITCHEN 18'4" (5.6m) x 16'7" (5.05m)

UTILITY 17'11" (5.47m) x 9'1" (2.78m)

CLOAKROOM

FIRST FLOOR LANDING

GAMES ROOM 24'7" (7.50m) x 20' (6.10m)

MASTER BEDROOM 17'3" (5.27m) x 14'4" (4.37m)

EN-SUITE BATHROOM

BEDROOM TWO 15'8" (4.78m) x 10'4" (3.16m)

BEDROOM THREE 14'2" (4.33m) x 10'9" (3.28m)

BATHROOM

GARAGE 20'9" (6.33m) x 20'1" (6.13m)

OUTBUILDING 29'1" (8.86m) x 10'3" (3.13m)

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. Oil fired central heating.

Council Tax Band: F

Directions: What3Words: [///flannel.chairing.singled](https://www.what3words.com/flannel.chairing.singled)

Broadband and mobile coverage: The maximum available broadband speeds are 71 Mbps download and 18 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: Low risk **Rivers and the Sea:** Very low risk **Reservoirs:**

Unlikely **Groundwater:** Unlikely. We recommend you check the risks on

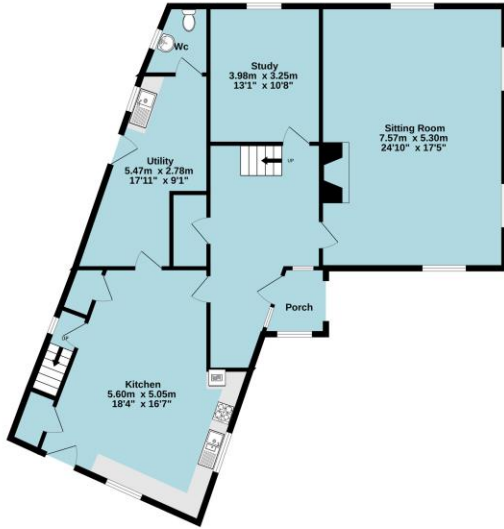
<http://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on

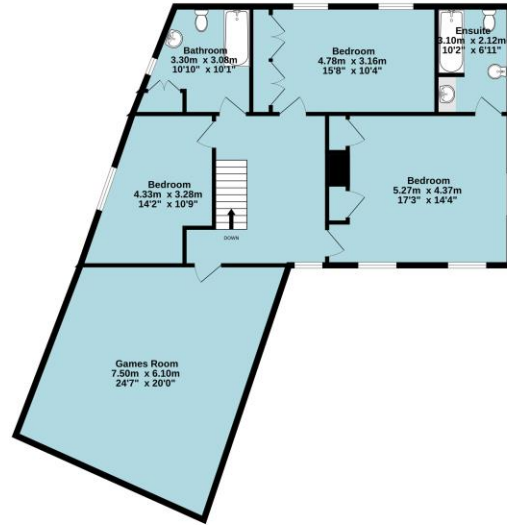
<http://www.somersetwestandtaunton.gov.uk/asp/>

FLOORPLAN

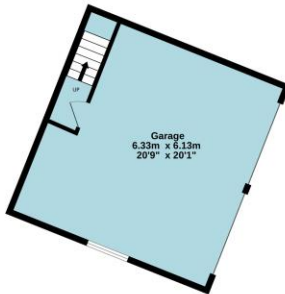
Ground Floor
123.4 sq.m. (1329 sq.ft.) approx.



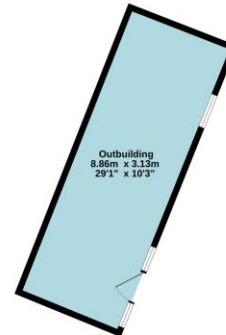
1st Floor
119.8 sq.m. (1296 sq.ft.) approx.



Lower Ground Floor
38.8 sq.m. (417 sq.ft.) approx.



Outbuilding
28.0 sq.m. (302 sq.ft.) approx.



TOTAL FLOOR AREA : 310.0 sq.m. (3337 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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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 69 | 79 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

BLACKBALL HOUSE

Holes Square, Timberscombe, MINEHEAD, Somerset TA24 7TJ

GUIDE PRICE: £750,000



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MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you. 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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