

# Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



Wilkie May  
& Tuckwood

## NEWLANDS

Carhampton Road, Blue Anchor, MINEHEAD, Somerset TA24 6LB



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A most attractive five-bedroom detached house situated within the sought-after coastal hamlet of Blue Anchor with lovely views towards the Bristol Channel and Minehead's North Hill in the distance from the front and over open farmland to the rear.

It is believed that the property was constructed in 1926 and whilst retaining a feeling of character, the property benefits from the modern conveniences of gas fired central heating, and a small heat pump. Other benefits include a modern kitchen diner, a utility room, a conservatory, a shower room on the ground floor in addition to a shower room and en-suite to the first floor and a bathroom on the second floor. There are also two useful attic rooms on the second floor along with the bathroom.

The property is also close to the Blue Anchor railway station for the popular West Somerset Steam Railway, Blue Anchor sea front, lovely walks along the coast to Dunster Beach and along country lanes and paths to Washford and on to Watchet.

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

# ACCOMMODATION



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**T**he accommodation comprises in brief: entrance through front door into porch with double doors into a spacious hallway with stairs to the first floor.

**LOUNGE** – a large room with bay window to the front enjoying lovely views over the coast towards Minehead, flag stone floor, beamed ceiling, paneling to dado height and exposed stone feature fireplace with inset wood burning stove. Double doors open into a,

**RECEPTION ROOM** – with bay window to the side and French doors opening to the garden.

**KITCHEN DINING ROOM** – another large room with box bay window and French doors opening to the front garden. The kitchen area is fitted with a

modern range of wall and base units, Belfast style double sink incorporated into work surface, integrated appliances to include a double range cooker with extractor hood over, an aga, fridge and freezer. There is also wood paneling to dado height, flag stone flooring and beamed ceiling.

From the hallway, a door leads through to an inner hallway which has a door to the garden, a door to a study and a door to:

**UTILITY ROOM** – fitted with sink and drainer and space and plumbing for a washing machine. A door leads through to a,

**SHOWER ROOM** – fitted with a modern suite.

**STUDY** – a lovely room fitted with an array of storage cupboards, flag stone floor, beamed ceiling and sliding doors into the,



**CONSERVATORY** – with windows on three sides and doors either end into the garden.

**FIRST FLOOR LANDING** – with stairs to the second floor, window to the rear and doors to,

**BEDROOM ONE** – a good-sized room with window to the rear and door to,

**EN-SUITE SHOWER ROOM**

**BEDROOM TWO** – window to the rear and two fitted wardrobes.

**BEDROOM THREE** – good-sized room with an aspect to the front.

**BEDROOM FOUR** – with an aspect to the rear.

**BEDROOM FIVE** – with an aspect to the side.

**SHOWER ROOM** – with modern fitted suite. Alongside, there is an additional WC.

**SECOND FLOOR ANNEX ROOM ONE** – with velux window, eaves storage and some restricted head height.

**SECOND FLOOR ANNEX ROOM TWO** – with velux window, eaves storage, fitted wardrobe and some restricted head height.

**SECOND FLOOR BATHROOM** – with fitted suite.



## OUTSIDE

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To the front, the property is approached over a driveway providing off road parking for several vehicles leading to the detached garage. To the side of the property there is an attractive decked seating area. The rear garden is predominantly laid to lawn with fenced boundaries. There is also an attractive archway leading through to an area with a large wooden workshop.

**SITUATION** - Set in the lovely coastal area of Blue Anchor where the beach, coastline and West Somerset Steam Railway are notable attractions, the hamlet of Blue Anchor is approximately 4.5 miles from the premier resort of Minehead. Blue Anchor has a convenience store, restaurant and public house together with a station for the West Somerset Stream Railway. In addition to the harbour, parks and other attractions, Minehead offers schools, churches, supermarkets, restaurants and public houses together with other amenities. Taunton the County town is approximately 21 miles away with main line train station and access to the motorway network.

**Directions:** What3Words: [///stores.windpipe.trailing](https://www.what3words.com/#!/stores.windpipe.trailing)

# ACCOMMODATION

(all measurements are approximate:)

LOUNGE 18'4" (5.56m) x 14'5" (4.40m)

RECEPTION ROOM 11'3" (3.44m) x 7'7" (2.31m)

KITCHEN DINING ROOM 20'5" (6.23m) x 12'2" (3.70m)

UTILITY ROOM 7'4" (2.24m) x 6'7" (2.01m)

SHOWER ROOM

STUDY 12'2" (3.72m) x 10'4" (3.14m)

CONSERVATORY 12'5" (3.78m) x 8'4" (2.53m)

BEDROOM ONE 12'6" (3.81m) x 10'10" (3.31m)

EN-SUITE SHOWER ROOM

BEDROOM TWO 12'10" (3.92m) x 11'9" (3.58m)

BEDROOM THREE 12' (3.67m) x 10'3" (3.13m)

BEDROOM FOUR 10'2" (3.09m) x 9'2" (2.80m)

SHOWER ROOM

ANNEX ROOM ONE 14'8" (4.47m) x 10'2" (3.11m)

ANNEX ROOM TWO 10'2" (3.11m) x 9'4" (2.84m)

BATHROOM

## 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:** F

**Broadband and mobile coverage:** We understand that there is likely mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

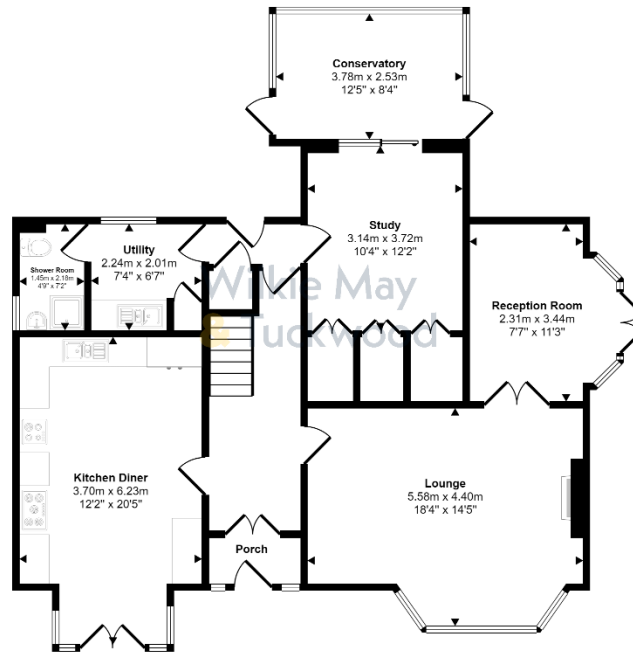
**Flood Risk: Surface Water:** Very low risk **Rivers and the Sea:** Very low risk **Reservoirs:**

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/>

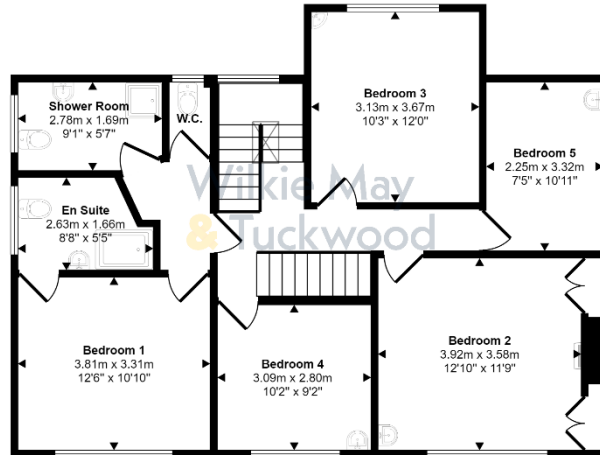
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D		
39-54	E	47   E	
21-38	F		
1-20	G		

# FLOORPLAN



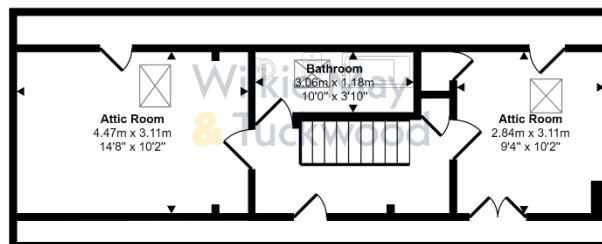
**Ground Floor**  
Approx 105 sq m / 1128 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**First Floor**  
Approx 85 sq m / 911 sq ft

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**Second Floor**  
Approx 50 sq m / 534 sq ft

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## GUIDE PRICE: £725,000



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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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Tel: 01643 704400

6 Wellington Square, Minehead, TA24 5NH