

# Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



## BURNELLS GARDEN

Knowle Lane, Dunster, MINEHEAD, Somerset TA24 6TX



## BURNELLS GARDEN

A rare opportunity to purchase a three-bedroom semi-detached house with large garage, off road parking, home office and garden together with approximately 8 acres of land with large barn/stables and several outbuildings.

The property is situated in an idyllic rural location on the lane between Dunster and Wootton Courtenay within the Exmoor National Park and is offered for sale with NO ONWARD CHAIN.

Other benefits include oil fired central heating and double glazing throughout, lovely views from the property over the surrounding countryside and its close proximity to lovely walks along the lanes and over Grabbist Hill.

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

# ACCOMMODATION



**T**he accommodation comprises in brief: front door to the side of the property into a glazed porch with door through to an

attractive garden room and door through to the hallway.

HALLWAY – with stairs to the first floor and door to the,

SITTING ROOM – a good-sized room with tiled floor and feature fireplace with inset stove. There is also a box bay with windows on either side and patio door into the,

GARDEN ROOM – with window on one side and French doors opening out to the garden.

Also from the sitting room, a door gives access to the,

DINING ROOM – an attractive room with two windows to the side, tiled floor, beamed ceiling and a range of fitted base and display wall cabinets. A door leads through to a,  
CONSERVATORY – with windows and door to the side.

KITCHEN – accessed directly from the dining room and fitted with modern wall and base units, sink and drainer incorporated into work surface with tiled



surrounds, space and plumbing for dishwasher and washing machine, space for electric cooker, space for tall fridge freezer and a fitted Aga range. From the kitchen a door leads through to a small lobby area with door to a,  
 FITTED WC – with window to the side.  
 FIRST FLOOR LANDING – good-sized landing area with window to the side, stairs to the second floor and doors to two of the bedrooms and bathroom.  
 BEDROOM ONE – good-sized room with box bay window to the front affording lovely rural views.

BEDROOM TWO – with fitted shelving, a small cupboard and window to the rear.  
 BATHROOM – fitted with a three-piece suite comprising corner bath with shower over, pedestal wash hand basin and wc. There is also a window to the rear.  
 SECOND FLOOR BEDROOM THREE – with windows to the rear and side.



# OUTSIDE

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The property is approached from the lane over a driveway providing off road parking. To the side there is a large, detached garage fitted with an array of solar panels. There is also a door leading through to a small lobby area with fitted wc and door through to the home office. To the front of the property there is an area of garden.

Accessed from the driveway there is a small paddock. The remaining land is situated opposite the property on the other side of the lane and is level with a large barn and several useful outbuildings and a frontage to the River Avill.

**SITUATION:** The property is located equidistant between the villages of Dunster, Timberscombe and Wootton Courtenay, all of which benefit from a variety of local amenities including primary schools, churches, convenience stores and village halls with many activities. The larger town of Minehead is located just under four miles away with its banks, middle and upper schools, mainstream supermarkets, beach and other amenities.

**Directions:** What3Words: [///loosens.clerk.empty](https://www.what3words.com/loosens.clerk.empty)

# ACCOMMODATION

ACCOMMODATION (all measurements are approximate)

PORCH

HALL

SITTING ROOM 15'6" (4.73m) x 12'2" (3.70m)

GARDEN ROOM 7'10" (2.38m) x 7'9" (2.35m)

DINING ROOM 19' (5.78m) x 9'5" (2.86m)

CONSERVATORY 12'7" (3.83m) x 8' (2.44m)

KITCHEN 8'4" (2.54m) x 7'3" (2.20m)

WC

FIRST FLOOR LANDING

BEDROOM ONE 13'10" (4.22m) x 11'4" (3.46m)

BEDROOM TWO 10'9" (3.28m) x 9'7" (2.92m)

BATHROOM

SECOND FLOOR BEDROOM THREE 13'8" (4.16m) x 13'1" (3.99m)

GARAGE 23'4" (7.10m) x 23'1" (7.04m)

WC

HOME OFFICE 16'1" (4.90m) x 9'8" (2.95m)

## GENERAL REMARKS AND STIPULATIONS:

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

**Services:** Bore hole water supply, mains electricity and drainage are connected. Oil fired central heating.

**Council Tax Band:** D

**Broadband and mobile coverage:** We understand that there is likely mobile coverage. The maximum available broadband speeds are 6 Mbps download and 1 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		82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F	31   F	
1-20	G		

# FLOORPLAN

Ground Floor  
68.8 sq.m. (742 sq.ft.) approx.



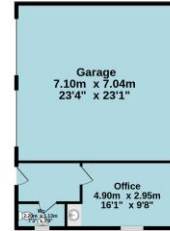
1st Floor  
39.0 sq.m. (423 sq.ft.) approx.



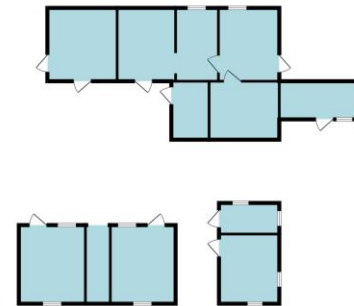
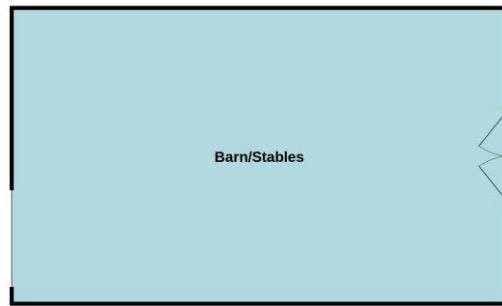
2nd Floor  
21.0 sq.m. (226 sq.ft.) approx.



Garage  
71.0 sq.m. (764 sq.ft.) approx.



Outbuildings  
378.1 sq.m. (4075 sq.ft.) approx.



**TOTAL FLOOR AREA : 577.9 sq.m. (6221 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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# BURNELLS GARDEN

Knowle Lane, Dunster, MINEHEAD, Somerset TA24 6TX

GUIDE PRICE: £795,000



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