



**Hilbrook, Moor Road, Minehead TA24 5RX**

**welcome to**

**Hilbrook, Moor Road, Minehead**

A superb Four bedroom chalet style detached house on the very Western edge of North Hill enjoying peaceful farmland views to the rear, The property has been beautifully maintained and offers comfortable, versatile living accommodation over two floors. No Onwards Chain - viewing recommended.



### **Entrance Porch**

Double glazed door, courtesy light, door to

### **Entrance Hall**

A spacious hall, stairs to first floor landing, wood flooring, understairs storage, ceiling coving, radiator, doors to

### **Sitting Room**

15' 10" x 15' ( 4.83m x 4.57m )

Double glazed window to front with views over front garden and towards St Michael's Church, focal point fireplace with inset dimplex electric fire, TV aerial point, wall light points, coving, two radiators.

### **Dining Room**

12' 3" x 12' ( 3.73m x 3.66m )

Double glazed window to rear overlooking garden and fields beyond, wood flooring, radiator and sliding door to kitchen, great potential to open to kitchen and create a lovely kitchen/dining space.

### **Kitchen**

12' 2" x 7' 10" ( 3.71m x 2.39m )

Double glazed window to rear with attractive outlook, beautifully fitted range of cream wall and base units with ample woodblock effect Worktop surfaces, inset Neff four ring hob with hood over, eye level double oven, integrated Neff dishwasher, one and half bowl stainless steel sink unit with mixer tap, glazed display cabinet and shelving, tiled surrounds, radiator.

### **Utility Room**

15' 10" x 8' 6" ( 4.83m x 2.59m )

Double glazed window to front, fitted range of wall and base level units, inset single drainer stainless steel sink unit, plumbing for washing machine and tumble dryer, space for tall fridge freezer, tiled floor and surrounds, Baxi gas boiler for central heating and hot water, access to secondary roof space, radiator.

### **Conservatory**

13' x 8' 7" ( 3.96m x 2.62m )

Double glazed conservatory enjoying triple aspect with fabulous views over the gardens and farmland beyond, double glazed doors to each side, tiled flooring, radiator.

### **Bedroom One**

12' 10" x 11' ( 3.91m x 3.35m )

Double glazed window to front with views over front garden, coving, radiator.

### **Bedroom Two**

10' 10" x 10' 7" ( 3.30m x 3.23m )

Double glazed window to rear with view over rear garden, coving, radiator.

### **Shower Room**

Double glazed window to side, White suite of panel enclosed bath, separate fully tiled shower with glazed enclosure, pedestal wash hand basin, large shelved airing cupboard, half tiled surrounds, radiator, dimplex heater.

### **Cloakroom**

Double glazed window to rear, white suite of low level WC, half tiled surrounds, coving, extractor fan.

### **Landing**

Double glazed window to rear, doors to;

### **Bedroom Three**

15' 7" x 8' 1" ( 4.75m x 2.46m )

Double glazed window to rear with lovely farmland views, fitted double wardrobe, radiator.

### **Shower Room**

White suite of low level WC, pedestal wash hand basin, fully tiled shower cubicle with glazed enclosure, extractor fan, dimplex heater, door to;

### **Bedroom Four**

12' 7" x 6' 8" ( 3.84m x 2.03m )

Double glazed skylight window to rear, walk in eaves/loft storage with light, radiator.

### **Outside**

Gated access to enclosed front garden, area of lawn, shrub beds and border, space for sitting and gated access to

Generous patio area enjoying stunning outlook, ideal for al-fresco dining, bordered by a shallow fast running brook, area of lawn with mature shrub borders, attractive summerhouse with light and power, two garden stores, outside tap.

Driveway parking for four cars, bordered with low maintenance gravel area.

### **Agents Note**

The sale of this property is subject to a grant of probate, more details are available from Fox & Sons.

### **Location**

The property is situated on the western edge of the favoured North Hill area in the pretty coastal resort of Minehead, known as the gateway to Exmoor and the start of The South West Coast Path. Minehead offers a good range of day to day amenities, a hospital and schools for all ages including a sixth form college. The rolling hills of Exmoor, Quantock Hills and Brendon Hills are all within easy motoring distance as are the sandy beaches at Blue Anchor. The county town of Taunton is some 24 miles to the south and offers a further range of high street shops, public and state schools and great access links to both the M5 and A303. A direct train link to London Paddington is available from Taunton station in approximately two hours.



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welcome to

## Hilbrook, Moor Road, Minehead

- Western Edge Of North Hill Backing Onto Farmland
- Well Presented Detached Chalet Bungalow
- Three Reception Rooms - Four Bedrooms
- Fitted Kitchen - Utility Room - Two Bath/Shower Rooms
- Pretty Enclosed Gardens - Ample Driveway Parking

Tenure: Freehold EPC Rating: E  
Council Tax Band: E

**£550,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MIH107335 - 0003

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