



## Spaniel Cottage,

2 Tanyard, Carhampton, Minehead, TA24 6NG

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A charming period two bedroomed cottage occupies a peaceful and secluded position set back in the heart of this popular village of West Somerset.

- Charming period two bedroomed cottage
- Open plan kitchen/dining room
- Large sitting room
- Attractive gardens
- Private drive
- Peaceful and secluded

#### THE AGENTS SAYS...

Spaniel Cottage is a period mid terraced property and enjoys a particularly secluded and peaceful location set well within this popular West Somerset village.

The property is beautifully appointed throughout offering surprisingly spacious and light accommodation. There is a small garden to the front with private shared drive leading up to a garage with an attaching store with parking for a couple of cars.

#### ACCOMMODATION

The accommodation comprises stable door entrance opening into a large open plan sitting room.

Beautiful polished oak flooring extends across with exposed timbers adding to its charm and character. A feature open fireplace houses a large wood burning stove with Bessemer oak beam over set on a slate hearth with the original exposed stone surround.



A pretty cottage window with seating looks out to the gardens to the front with a further glazed oak framed door opening out to a small sun terrace that enjoys a sunny south westerly outlook across a small paddock with the village beyond.

A bespoke solid oak open tread staircase is seen to the far side leading up to the first floor.

The kitchen is well appointed to include a range of wall and base storage cupboards and large pan drawers all soft closing. An integrated fridge is set within the design with a large solid oak preparation workspace extending across. A ceramic Belfast sink enjoys pretty views looking out to the paddock. A dark blue electric two oven AGA with electric halogen hob and extractor over and is an attractive feature of the kitchen. Integrated washing machine.

To the other side is the breakfast dining area with space for a large table.

On the first floor a small landing area includes a large airing cupboard with shelving for linen storage.

There are two double bedrooms one of which includes extensive built in storage running along one side. Both bedrooms look out to the front with attractive gardens beyond.

A spacious shower room with a large walk-in Aqualisa Power shower has been beautifully finished to a high standard.

The property benefits from full double glazing and efficient storage heating.



## GARDENS

Spaniel Cottage enjoys a very pretty garden located to the front of the house and includes established borders, lawned area and an attractive summer house that provides a wonderful entertaining space.

To the other end is a small patio area, ideal for outside dining.

A shared private drive runs along the side up to a garage with parking to the front for a couple of cars.

A useful storeroom to the side includes power and lighting.

## SITUATION

Carhampton has a thriving village community to include a church and local inn and is approximately two miles from the historic and medieval village of Dunster.

The coastal resort of Minehead is approximately four miles and has a comprehensive range of facilities, whilst the county town of Taunton has mainline rail connections and access to the motorway network and is approximately twenty-two miles to the east.

For those who enjoy exploring the countryside there are superb walks in the nearby Dunster Deer Park and situated on the edge of the Exmoor National Park as it is the Quantock, Brendon and Exmoor Hills and many renowned beauty spots of the area are all close at hand.

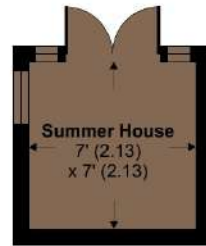




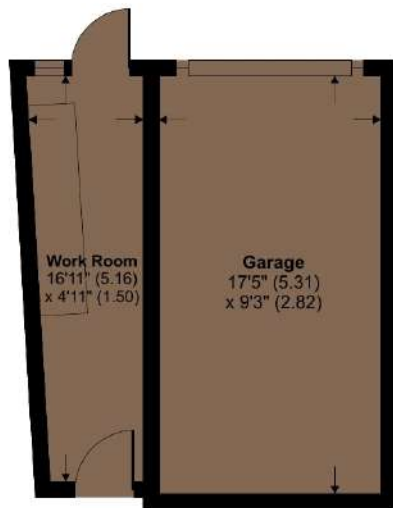
# Tanyard, Carhampton, Minehead, TA24

Approximate Area = 673 sq ft / 62.5 sq m  
Garage = 161 sq ft / 14.9 sq m  
Outbuildings = 123 sq ft / 11.4 sq m  
Total = 957 sq ft / 89 sq m

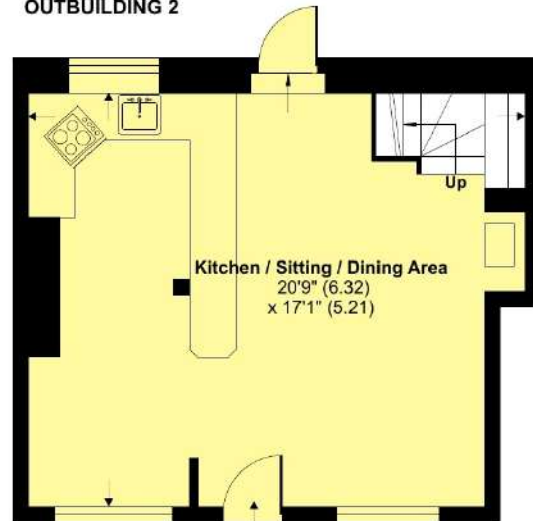
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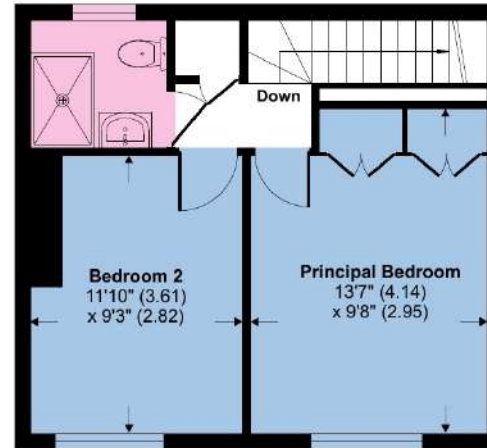
OUTBUILDING 2



GARAGE / OUTBUILDING 1



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Humberts. REF: 1214213

## DIRECTIONS

Directions: From Taunton take the A358 towards Williton. On reaching Williton, turn left onto the A39 and continue through Washford. On reaching Carhampton continue into the village and a small lane entrance into Tanyard can be seen on the right side in-between road side properties.

NB it may be advisable on an initial visit to park on the road opposite and walk down allowing an understanding of the access leading down to the cottage.

## SERVICES

Mains water and electricity.

## LOCAL AUTHORITY

Somerset Council Tax Band B

## ENERGY PERFORMANCE CERTIFICATE

Rating E

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