



Luccombe | Somerset | TA24 8TA

Guide Price: £600,000

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale freehold, by private treaty

with vacant possession on completion.

Services:

Mains water, mains electricity,

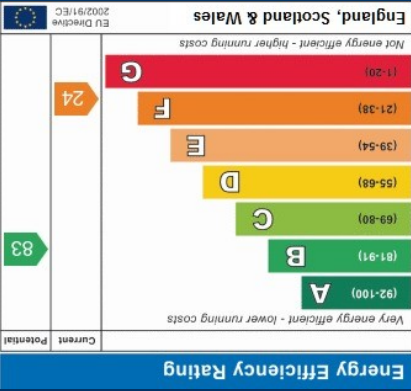
Septic tank drainage, oil fired central heating.

Local Authority:

West Somerset Council, 20 Fore Street, Williton, Taunton,

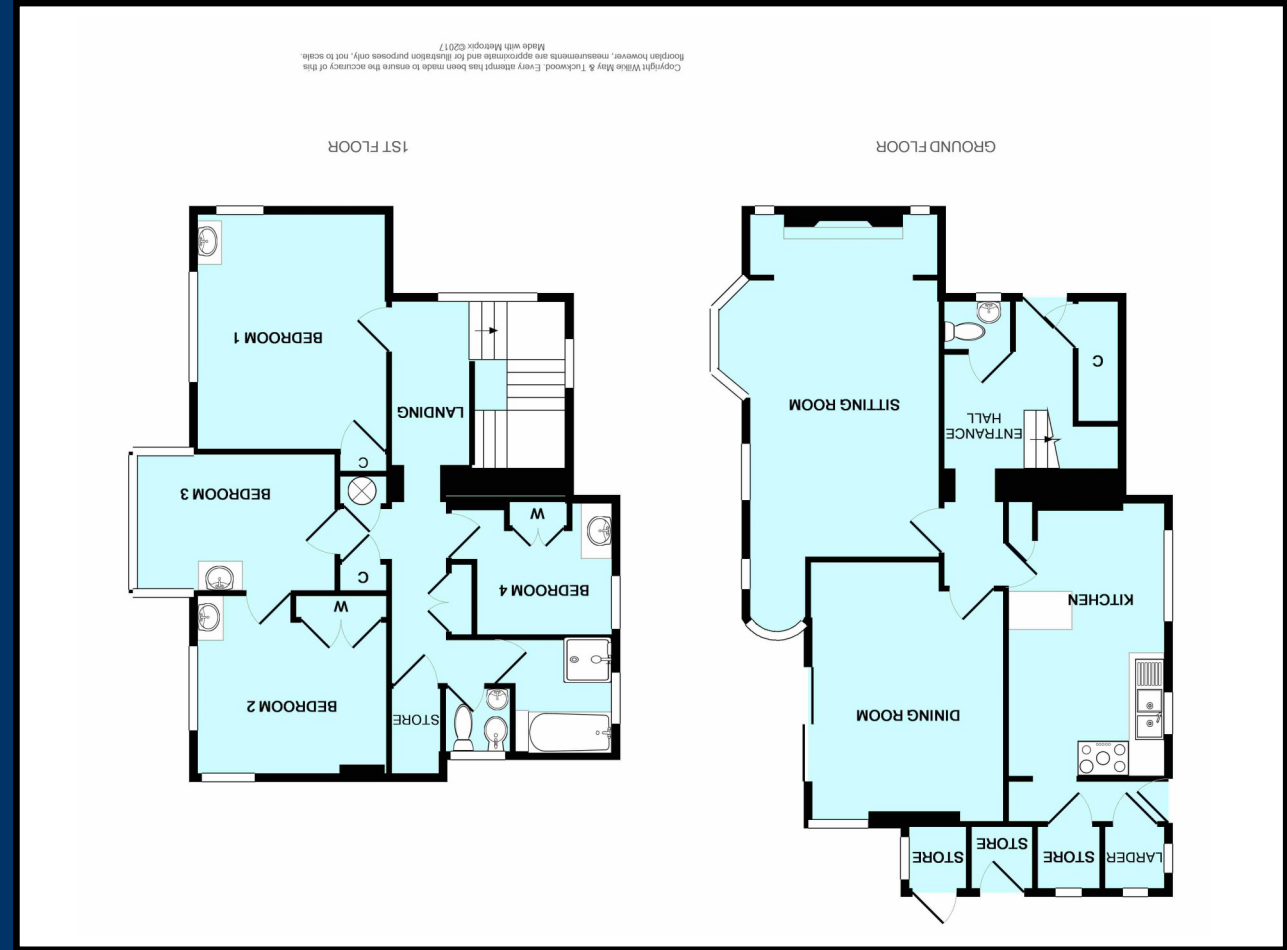
Somerset. TA4. Tel/ 01643 703704

Council Tax Band: G



Tel: 01643 704400
7 Park Street, Minehead, Somerset, TA24 5NQ

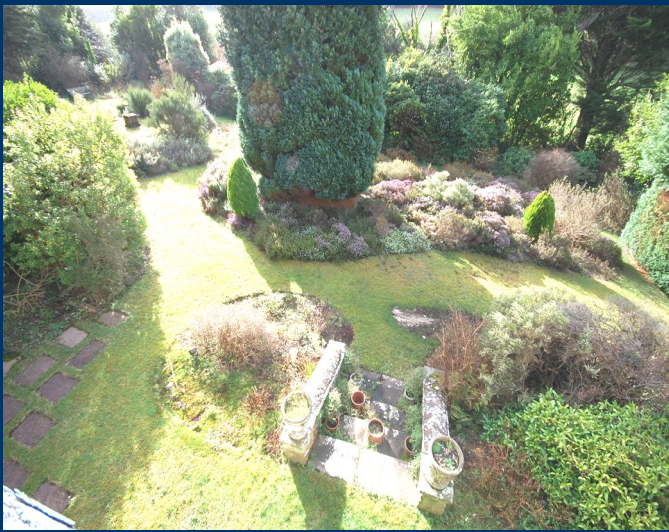
WILKIE MAY & TUCKWOOD



IMPORTANT NOTICE Wilkie May & Tuckwood for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranties whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared March 2014. point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any discrepancy between the measurements and the actual measurements, the measurements shall prevail. The information is provided for your information only and is not to be relied upon.

8. Financial Evaluation 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. 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 PROPERTY MISDESCRIPTORS ACT 1991** 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.



DESCRIPTION: An imposing two reception room, four bedroom detached country house set in large mature gardens affording privacy and seclusion and situated within the sought after Exmoor National Park village of Luccombe. Whilst in need of general modernisation, the property does benefit from oil fired central heating and some secondary double glazing, a detached garage, off road parking, beautiful large Gardens extending to just over one acre and wonderful countryside views. The property is offered for sale with NO ONWARD CHAIN.

The accommodation comprises in brief: Entrance through front door into Entrance Hall with period timber doors and door furniture, cloaks cupboard, cloakroom, stairs to the first floor and doors to all principal rooms. The Sitting Room is a large triple aspect room with bay window with window seat overlooking the lovely gardens, beamed ceiling, feature leaded light window and brick built fire place with timber surround. The Dining Room has a window to the rear and double glazed sliding doors leading to a patio area. The Kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, electric oven and hob, two windows to the side and access to the Rear Lobby which has doors to a Larder, Store and the garden.

To the first floor there is a large landing area with two storage cupboards and doors to all rooms. Bedroom 1 is a double aspect room with windows to the front and side affording wonderful views, fitted cupboard and wash hand basin. Bedroom 2 is also a double aspect room with wonderful views, a fitted wardrobe, wash hand basin and door to Bedroom 3. Bedroom 3 can also be accessed from the landing with storage cupboard on one side and cupboard housing the water tank on the other. Bedroom 3 has triple aspect windows with lovely views and a wash hand basin. Bedroom 4 is to the rear of the property with fitted wardrobe and wash hand basin. The Bathroom is fitted with a bath and separate shower cubicle with obscured window to the rear and there is a separate wc with bidet and wash hand basin.

Outside the property sits within large gardens extending to just over one acre which are predominately laid to lawn with mature trees and shrubs and lovely views of the surrounding countryside. At the bottom of the drive there is a detached garage with off road parking.

SITUATION: Luccombe is a pretty village approximately one mile south of the A39 between Porlock and Minehead and nestles at the foot of Dunkery Beacon, the Exmoor National Park's highest hill. The village itself benefits from a village hall and a church. Minehead is one of West Somerset's well known and best loved coastal resorts, nestling as it does between the slopes of Exmoor and the sea. The town offers a wide range of attractions, including the beach, promenade, harbour, beautiful gardens and colourful tree lined avenue with an array of shops and services. Dominated by the wooded slopes of North Hill, the whole area is renowned for its outstanding natural beauty and there are superb walks over open moor land, through woodland and along the coast.

DIRECTIONS: From our office in Park Street turn left and proceed out through The Parks and on to the A39 heading towards Porlock going past two left hand turnings to Wootton Courtenay. After approximately 1.5 miles turn left signposted Luccombe. Keep on the lane for approximately 1 mile. Upon reaching the village turn left at the T-junction and follow the road along passing Stoney Street on the right. At Wychanger turn right into the lane where the property will be found immediately on the left with the drive accessed via a cattle grid.



An imposing, two reception room, four bedroom detached country house with garage, off road parking, large gardens and wonderful countryside views situated within the sought after Exmoor National Park village of Luccombe. The property is offered for sale with NO ONWARD CHAIN.

ACCOMMODATION *[All measurements are approximate]*, **ENTRANCE HALL, CLOAKROOM, SITTING ROOM** 20'5" (6.22m) x 12'9" (3.88m)

DINING ROOM 15'6" (4.72m) x 12'6" (3.81m) **KITCHEN** 17'4" (5.28m) x 10'9" (3.27m) **REAR LOBBY, LARDER, STORE,**

FIRST FLOOR LANDING, BEDROOM ONE 13'10" (4.21m) 12'9" (3.88m)

BEDROOM TWO 13'10" (4.21m) x 12'9" (3.88m) **BEDROOM THREE** 13'1" (3.98m) x 8' (2.43m)

BEDROOM FOUR 9'4" (2.84m) x 8'1" (2.46m)

BATHROOM, SEPARATE WC