



**Carhampton Road, Blue Anchor, Minehead, TA24 6LB**

**welcome to**

**Newlands, Carhampton Road, Blue Anchor**

With stunning far reaching views is this imposing & beautifully presented detached family residence believed to be built in 1926 & is just moments from Blue Anchor Bay & the West Somerset Steam Railway, whilst boasting period charm & character combined with everyday modern living.



**Canopy Tiled Entrance Porch**

With period front door leading to

**Entrance Lobby**

With wood flooring, glazed double doors leading to

**Entrance Hall**

With wood flooring, radiator, staircase rising to first floor landing, doors to

**Conservatory**

12' 5" max x 8' 7" max ( 3.78m max x 2.62m max )

Double glazed windows and two double glazed doors to garden, tiled flooring, wall light points, power.

**Lounge**

19' 4" max x 14' 11" max ( 5.89m max x 4.55m max )

Double glazed bay window to front enjoying views of the Bristol Channel, Countryside & the West Somerset Steam Railway, tiled flooring, inset log burner set in bricked fireplace with timber mantle over, exposed beams, two radiators, glazed double doors to

**Garden Room**

11' 6" max x 11' 1" max ( 3.51m max x 3.38m max )

Double glazed patio door giving access to the side garden, double glazed windows to side, flagstone floor, radiator.

**Dining Room**

13' 4" x 10' 4" ( 4.06m x 3.15m )

Double glazed sliding patio doors to conservatory, flagstone floor, telephone point, exposed beams, full wall length built in cupboards.

**Kitchen/Breakfast Room**

20' 10" max x 12' 10" max ( 6.35m max x 3.91m max )

Double glazed patio doors to the front giving access to the balcony and double glazed windows to front, tiled flooring, a range of grey coloured base and wall units, solid wood worktop surfaces, inset double sink unit with mixer taps, a gas fired range cooker with stainless steel cooker hood over, gas fired AGA, space and plumbing for dishwasher, integrated fridge and freezer, part tiled surrounds, exposed beams, inset ceiling spotlights, traditional radiator, flagstone floor.

**Rear Entrance Lobby**

Double glazed door to rear garden, tiled flooring, built in understairs cupboard.

**Utility Room**

7' 6" x 6' 10" ( 2.29m x 2.08m )

Double glazed window to rear, a range of fitted base and wall units, worktop surfaces, inset one and one half bowl stainless steel sink unit, space and plumbing for washing machine, space for tumble dryer, tiled flooring, part tiled surrounds, door to

**Shower Room**

Double glazed window to side, a fitted suite comprising low level WC, pedestal wash hand basin, shower cubicle, heated towel rail, inset ceiling spotlights, tiled flooring.

**Half Landing**

With double glazed window to rear, staircase continuing to first floor landing.

**First Floor Landing**

With fitted carpet, inset ceiling spotlights, double glazed skylight window, staircase rising to second floor landing, doors to

**Bedroom One**

12' 9" x 11' 5" ( 3.89m x 3.48m )

Double glazed window to front, fitted carpet, radiator, inset ceiling spotlights, door to

**Ensuite**

Double glazed window to side, a fitted suite comprising shower cubicle, low level WC, wash hand basin, part tiled surrounds, tiled flooring, inset ceiling spotlights, radiator.

**Shower Room**

With double glazed window to side, a fitted suite comprising shower cubicle, low level WC, wash hand basin, radiator, tiled flooring, part tiled surrounds, inset ceiling spotlights, fitted cupboard housing gas fired boiler.

**Seperate WC**

Double glazed window to rear, tiled flooring, low level WC, inset ceiling spotlights.

**Bedroom Two**

13' 3" max x 12' 3" ( 4.04m max x 3.73m )

Double glazed window to front enjoying coastal and countryside, fitted carpet, radiator, period fireplace, built in wardrobes, inset ceiling spotlights, pedestal wash hand basin with tiled splashbacks, wall light points.

**Bedroom Three**

12' 7" x 10' 5" ( 3.84m x 3.17m )

Double glazed window to rear enjoying lovely views over local farmland, fitted carpet, radiator, inset ceiling spotlights, wash hand basin, wall light points.

**Bedroom Four**

10' 8" x 9' 9" ( 3.25m x 2.97m )

Double glazed window to front enjoying fantastic coastal and countryside views, radiator, fitted carpet, inset ceiling spotlights, pedestal wash hand basin with tiled splashbacks, wall light points, built in understairs cupboard.

**Bedroom Five**

11' 4" x 7' 10" ( 3.45m x 2.39m )

Double glazed window to side, fitted carpet, inset ceiling spotlights, radiator, wash hand basin with tiled splashbacks, wall light points.

**Second Floor Landing**

With fitted carpet, inset ceiling spotlights, built in under eaves storage, built in cupboards, doors to

**Attic Room One**

11' x 10' 1" ( 3.35m x 3.07m )

Double glazed window to side, double glazed Velux window to rear, fitted carpet, built in under eaves storage, inset ceiling spotlights, radiator.

**Attic Room Two**

15' 2" x 10' 11" ( 4.62m x 3.33m )

Double glazed Velux window to rear, radiator, fitted carpet, built in under eaves storage.

**Bathroom**

Double glazed Velux window to rear, a fitted suite comprising heated towel rail, tiled flooring, part tiled surrounds, inset ceiling spotlights, panelled bath with Victorian style mixer taps and shower attachment over, low level WC. vanity wash hand basin with cupboard.

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welcome to

## Newlands, Carhampton Road, Blue Anchor

- Sought After Hamlet of Blue Anchor
- Imposing Detached Family Residence
- Three Reception Rooms - Five Bedrooms
- Double Glazing - Gas Central Heating - Conservatory
- Enclosed Gardens - Detached Garage & Off Road Parking

Tenure: Freehold EPC Rating: E

Council Tax Band: F

# £630,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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### Outside

The property is approached via a driveway with hedge and walled boundaries leading to the garage and provides ample off road parking, from the driveway the canopy tiled entrance porch with lighting and steps give access to the front door. Gates to the side of the property give access to the side and rear garden.

To the rear is an patio area ideal for alfresco dining, timber garden shed, flower and shrub beds, laid to lawn with flower and shrub beds, decked area to rear of garage with large timber workshop and pathway, there are hedge and fenced boundaries. To the side of the property is further laid to lawn area, patio area immediately off the garden room and an enclosed decked seating area to the front and side of the property with wrought iron railings and double gates. Steps leading to another private seating area with artificial grass and gravel area which is bordered by fencing and hedging.

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