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*with*  
**CHANIN & THOMAS**

## The Old Hall

3 High Street, Dunster, Minehead, Somerset



# The Old Hall, 3 High Street, Dunster, Minehead, TA24 6SF

The Old Hall is situated in a fine position in the High Street of the much visited Medieval Village Dunster within the Exmoor National Park - sited just below the Castle Gate - Grade II Listed commercial premises with spacious four bedroom living accommodation over and a walled garden behind

**Guide Price £465,000**

## DESCRIPTION

The property for sale is prominently situated to take advantage of the many tourists who visit this most beautiful 'honey pot' location. It comprises large commercial premises suitable for a number of uses and, most recently, traded successfully as Tea Rooms, Sweet Shop and a Craft Gallery. The building is believed to date from the Elizabethan period and boasts a host of architectural features such as

exposed beams, inglenook fireplaces etc., and the home benefits from mains gas central heating. The family accommodation to the first floor is both characterful and spacious featuring a beautiful reception room in excess of 7.93m (26') long, four double bedrooms and three staircases (one not used). It is Grade II Listed and is of mainly brick construction under a slate roof with further extensions to the rear.

## SITUATION

The village of Dunster is one of the prettiest in England, among its many attractions are the Castle and the Yarn Market. It is situated within the Exmoor National Park close to some of the best moorland and woodland countryside where many delightful walks and other country pursuits can be enjoyed. The Railway Station at Dunster is served by The West Somerset Steam Railway. The seaside town of Minehead is

approximately 2 miles distant and provides a good range of shops for everyday and luxury items. The County town of Taunton, some 25 miles distant, provides excellent shopping, leisure and entertainment facilities, direct access to the motorway network and a mainline railway station. Dunster village has an excellent First School and further education is catered for in Minehead.







A rare opportunity to acquire spacious living accommodation with sizable commercial premises situated in the centre of the village for sale freehold with vacant possession and no onward chain

## ACCOMMODATION

**Entrance Porch** - half glazed door leading to

**Tea Shop/Sweet Shop** - 26'7" x 18'4" (8.1m x 5.6m) Tea Shoppe area with pine tables, shabby chic chairs, pine Welsh Dressers, tastefully decorated and equipped for up to 30 customers.

Sweet Shop area with pine display shelving over counter, sweet serving counter, fudge display cabinet, ice cream freezer on loan from Lovington subject to a £250 deposit

and chilled drinks illuminated display unit

**Main Hall** - stairs with attractive stripped wooden carved balustrades to first floor sitting room and double pine doors leading to

**Craft Room/Gallery** - 16'3" x 16'2" (4.95m x 4.93m) (previously restaurant) inglenook fireplace, exposed natural stone walling, window seat, built in pine semi-circular alcove with shelving and wooden cupboard below, spiral oak

staircase (not in use at present), passage to rear hall and door to

**Kitchen** - 15'5" x 13'5" (4.7m x 4.1m) fully fitted commercial kitchen complete with four oven gas Aga, large stainless steel topped pine table, six ring gas oven, commercial microwaves and stained steel topped fridges, one drainer sink unit and a two drainer sink unit (both stainless steel), dishwasher with drawers, hot drinks prep area completed with Group 2 Espresso machine plus all other contents of the kitchen

sufficient to service a 30 cover restaurant.

**Side Hall** - 16'10" x 5'11" (5.13m x 1.8m) part stainless steel walls, roll top work surfaces, tiled floor, sliding door to small courtyard used for the storage of waste bins

**Rear Hall** - 14'4" x 6' (4.37m x 1.83m) tiled floor, range of wooden painted wall and base cupboards with work surfaces, door to rear courtyard and stairs in a cupboard to first floor with carved banister leading to

# The Old Hall

Dunster, Minehead, Somerset



Not To Scale - For Identification Purposes Only - Charlin & Thomas 2011  
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## First Floor Accommodation

**Landing** - hatch to roof space, exposed roof tresses

**Drawing Room** - 26'6" x 17'9" (8.08m x 5.4m) exposed ancient roof tresses and wooden oak column, attractive brick and stone fireplace, stone alcove and original stripped wooden cupboard, built in cupboard

**Master Bedroom** - 16'3" x 12'10" (4.95m x 3.9m)

**Bedroom 2** - 10'6" x 7'7" (3.2m x 2.3m)

**Ensuite Bedroom 3** - 11'11" x 9'1" (3.63m x 2.77m) two built in wardrobes with glazed double doors

**Ensuite Shower Room** - shower with cubicle, low level WC

**Bedroom 4/Office** - 15'3" x 7'5" (4.65m x 2.26m) built in shelving and desk, built in cupboard with shelving

**Bathroom** - 10'6" x 7'3" (3.2m x 2.2m) paneled bath with shower over, low level WC, hand basin, airing cupboard housing lagged hot water cylinder and electric immersion heater

## Agents Note:

The commercial element of the premises is being sold fully furnished and equipped as per the inventory. The Tea Shoppe is known to have traded out of these premises for many years so should a purchaser wish to re-open in that format, they should find themselves in possession of everything needed. Limited trading accounts (excluding the craft businesses) can be made available to any seriously interested parties.

## OUTSIDE

**Part Covered Courtyard** to rear off which there are **three WC's**

**Store Room:** 2.26m (7'5) x 2.12m (6'11)

**Fuel Store and Boiler Room** (mains gas) 2.25m (7'5) x 2.12m (6'11) with gas fired boiler.

In the corner of the courtyard steps lead to a path up to an enclosed

**Walled Garden:** surrounded by stone walls, raised beds and established shrubs making this attractive 'hidden garden' - a sun trap in the summer.

**Timber Garden Shed.**

**Services:** mains electricity, water, drainage and gas

**Tenure:** Freehold



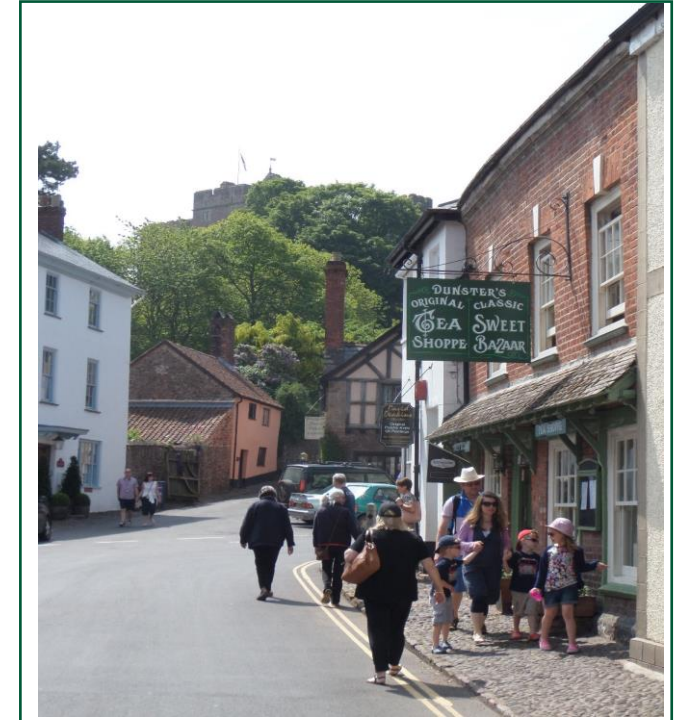


## VIEWING

By appointment with Greenslade Taylor Hunt  
Telephone 01643 706666

E-mail [minehead@chaninandthomas.co.uk](mailto:minehead@chaninandthomas.co.uk)

Website: [www.chaninandthomas.co.uk](http://www.chaninandthomas.co.uk)



## DIRECTIONS

From our office head west on The Parade towards Park Street. Turn left onto Friday Street and continue onto Townsend Road and then onto Alcombe Road. At the roundabout take the first exit onto Alcombe Road/A39 and continue to follow the A39 until you meet the traffic lights at the bottom of Dunster Steep. Turn right and proceed through the village and the property will be found on the right-hand side by the first set of traffic lights.

## IMPORTANT NOTICE

For clarification we wish to inform the prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before buying the property.



