



**Whitecross Lane, Minehead, TA24 8DG**

**welcome to**

**Banksia, Whitecross Lane, Minehead**

Situated within one of Minehead's most sought-after residential areas, this attractive & well-appointed four bedroom detached residence. Enjoying a peaceful setting whilst enjoying fantastic views over Minehead, surrounding countryside & the Bristol Channel & close to nearby walks.



## **Banksia**

Situated within one of Minehead's most sought-after residential areas, is this attractive and well-appointed four bedroom detached residence set along the desirable Whitecross Lane. Enjoying a peaceful setting, the property was built in 1923 as part of the Luttrell Estate, designed by Adrian Donato and built for the landscape artist, James Miller Marshall. Combining privacy with good access to the town centre and the stunning landscapes of North Hill and the Exmoor National Park with lovely walks close by, this appealing residence offers well-proportioned and versatile accommodation, designed to suit modern living while retaining many original period features which gives a warm and welcoming atmosphere throughout. The interior offers generously sized rooms that provide a comfortable balance of style and practicality. Externally, the property is a particular highlight, sitting within a generous plot with established landscaped gardens offering a delightful mix of lawn, mature planting, and seating areas ideal for both relaxation and entertaining. Whitecross Lane is widely regarded as a prime residential location, known for its quiet surroundings, attractive homes. This makes the property especially appealing to families and those seeking a more tranquil lifestyle.

## **Front Door**

Leading to

## **Entrance Lobby**

With tiled flooring, double glazed windows to sides, light, inner front door leading to

## **Entrance Hall**

With parquet flooring, radiator, picture rail, staircase to first floor landing, doors to

## **Cloakroom**

With double glazed window to front, vanity wash hand basin with drawer under, tiled flooring, radiator, door to WC with double glazed window to rear, low level WC, tiled flooring.

## **Lounge**

16' 11" max x 16' 7" max ( 5.16m max x 5.05m max )

A dual aspect room with double glazed bay window to side and double glazed windows to front, period tiled fireplace with gas fire and timber mantle, parquet flooring, picture rail, radiator.

## **Dining Room**

16' max x 15' 11" max ( 4.88m max x 4.85m max )

A dual aspect room with double glazed bay window with french

doors to side leading onto the veranda & garden, double glazed windows to side, parquet flooring, period tiled fireplace with timber mantle, radiator, picture rail.

## **Kitchen/Breakfast Room**

27' max x 11' 5" max ( 8.23m max x 3.48m max )

A dual aspect room with double glazed windows to rear and side, double glazed door to rear, laminate flooring, radiator, inset ceiling spotlights, recess fireplace with timber mantle, walk in cupboard with double glazed window to side, tiled flooring, space for freezer, shelving and consumer unit. A range of fitted base and wall units, worktop surfaces, inset stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for tumble dryer, integrated double oven, inset electric hob, integrated fridge freezer.

## **First Floor Landing**

With double glazed windows to front on half landing, fitted carpet, picture rail, radiator, doors to

## **Storage Area**

With fitted carpet, access to roof space, double glazed window to side.

## **Bedroom One**

17' 4" max x 13' 10" max ( 5.28m max x 4.22m max )

Double glazed window to side, double glazed french doors leading onto the balcony, fitted carpet, picture rail, wall light points, radiator, door to

## **Ensuite**

A modern fitted suite comprising shower cubicle, vanity wash hand basin with cupboard under, low level WC, heated towel rail, wall light point, extractor unit, shaver point, vinyl flooring, inset ceiling spotlights.

## **Bedroom Two**

16' 3" x 13' 9" ( 4.95m x 4.19m )

A dual aspect room with double glazed window to side and double glazed french doors leading to the balcony, fitted carpet, radiator, picture rail, period tiled fireplace with tiled hearth.

## **Balcony**

A full width balcony with glass & metal rails enjoying fantastic views over Minehead, the surrounding countryside and the Bristol Channel.

## **Bedroom Three**

12' 11" max x 12' 1" max ( 3.94m max x 3.68m max )

With double glazed bay window to rear, fitted carpet, picture rail, radiator, wall light point.

## **Bedroom Four**

12' 4" x 11' 10" max ( 3.76m x 3.61m max )

Double glazed window to side, picture rail, radiator.

## **Bathroom**

Double glazed window to front, a modern fitted suite comprising low level WC, wash hand basin, panelled bath with mixer tap and shower unit over, fitted bi-folding shower screen, heated towel rail, built in linen cupboard, radiator, vinyl flooring, inset ceiling spotlights.

## **Outside**

The property is approached via a gated tarmac driveway offering off road parking for 2/3 vehicles leading to garage, house and gardens. There is a 2500 litre rainwater saving tank under part of the driveway with a pump system to a garden tap which is in addition to mains water point. There is access to the garden room which provides good space for carrying out garden tasks whilst undercover.

Garden Room 13'5" x 8'3" - With double glazed windows to front and double glazed french door to side, inset ceiling spotlights. light and power, three Velux remote controlled windows.

To the rear of the garage is a gravelled path with steps leading to a raised decked seating area, flower and shrub beds, greenhouse, a sloped pathway to the side leads to the side of the property. To the side of the property is a lovely veranda immediately off the lounge and dining room, the beautifully landscaped tiered gardens include a variety of level decked seating areas and patio in addition to the veranda, mature flower and shrub beds, trees, pathway to side and rear of property, the gardens are bordered by walling, hedging and fencing. Fantastic views over Minehead, the surrounding countryside & the Bristol Channel can be enjoyed.

## **Garage**

14' 5" x 12' 2" ( 4.39m x 3.71m )

Window to side, double doors to front, light and power.

## **Agents Note**

The property benefits from photovoltaic solar panels directly facing south and generate 2.4kw and currently provide an income of £600 in FIT (Feed-in Tariff) payments as well as boosting for hot water.

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welcome to

## Banksia, Whitecross Lane, Minehead

- Sought-After North Hill Location
- Period Detached Residence
- Four Bedrooms - Two Reception Rooms - Balcony
- Gas Central Heating - Garage & Off Street Parking
- Landscaped Gardens & Stunning Views

Tenure: Freehold EPC Rating: C  
Council Tax Band: F

**£650,000**



Please note the marker reflects the  
postcode not the actual property

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**01643 702281**



[minehead@fox-and-sons.co.uk](mailto:minehead@fox-and-sons.co.uk)



13 The Parade, MINEHEAD, Somerset, TA24  
5NL



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