



Hybeck



Hybeck Church Close

Old Cleeve, Minehead, TA24 6HW

Williton 3.6 miles. Dunster 4.8 miles. Taunton 19 miles.

A three/four bedroom residence set on the edge of the village with a stunning garden and views over the surrounding countryside. EPC Band E.

- Peaceful situation
- Spacious reception rooms
- Access to good walking nearby
- Ample parking and garage
- Beautifully fitted kitchen/dining room
- Far reaching countryside views
- 3/4 Bedrooms
- 2 bath/shower rooms
- Stunning gardens
- Freehold. Council Tax D. room

Guide Price £490,000

SITUATION

Hybeck is situated at the end of a quiet cul de sac on the edge of the village. Old Cleeve has a strong community spirit, based around the Church and Community Hall where there are a number of weekly clubs and sports. There is also a first school 1 mile over the hill and into Washford. Just 3 miles away in the nearby village of Williton, amenities can be found to include a green grocer, butchers, post office, bank, library, doctors surgery and veterinary centre. The historical village of Dunster, which is situated 4.8 miles from the property, is known to be one of the prettiest villages in England and boasts a church, post office and several public houses and restaurants. Dunster is also famous for its Castle and Yarn Market. Just 5 miles from Old Cleeve, the coastal town of Minehead offers a wide range of amenities including local shops, supermarkets, and well-regarded schools, providing excellent access to everyday essentials. The county town of Taunton, which is 19 miles away has extensive retail and commercial facilities, together with access to the M5 and a main line station with fast trains to London. There are three independent schools as well as the county cricket ground.

There are many opportunities to walk and ride in the wooded valleys and slopes of the Brendon Hills and Exmoor. The coast to the north is within easy reach with Blue Anchor Bay being a short distance as well as the marina at Watchet, just 3 miles away.



DESCRIPTION

This south facing detached home offers a rare opportunity for those seeking a home in a quiet location yet close to the coast. Enjoying lovely views the property boasts spacious flexible accommodation. It is complemented by a generous garden surrounding the property, ample parking and a garage.

ACCOMMODATION

The front door opens in a welcoming entrance hall with doors to the reception rooms. The spacious sitting room with wood block flooring and wood burning stove, two large windows is a bright and airy room. From here is access to the kitchen/dining room, which is beautifully fitted with a range of wall and base units with integral appliances, granite worktops and the added benefit of glazed doors to the garden. The living room offers lovely views over the garden and leads through to a study area with a door to bedroom three and also stairs to a further study/hobbies room. Continuing on the ground floor is another double bedroom. Stairs from the kitchen/dining area lead to the generous double aspect principle bedroom with fitted cupboards and views over the garden and surrounding countryside. The two shower/bath rooms are beautifully fitted as is the utility room with cupboards, sink and plumbing for a washing machine.

OUTSIDE

The property is accessed from Church Close into a driveway with access to the garage and ample off-road parking. A gate leads to the garden, which is a real feature of the property and offers a private and sheltered space, bordered by mature hedging. The garden is predominantly laid to lawn and beautifully planted with a selection of seasonal shrubs and trees, creating a secure outdoor space. It has seating areas from which to sit and enjoy the glorious countryside views. There is also a pond, two greenhouses, a garden timber shed and a vegetable garden.

SERVICES

Mains electricity, drainage and water. Gas fired central heating. Ofcom predicted broadband services - Standard: Download 15Mbps, Upload 1Mbps, Superfast: Download 65Mbps, Upload 16Mbps. Ofcom predicted mobile coverage for voice and data: Internal (Limited Coverage) - EE, O2 and Vodafone. Outdoor (Likely coverage) - EE, Three, O2 and Vodafone. Ofcom 2025.

DIRECTIONS

From Williton proceed on the A39 towards Minehead. Continue for a few miles passing through Washford and after a short distance take the next right turn signposted Old Cleeve. After a short distance turn right, pass the village hall and at the cross roads turn right, then take the first right in to Church Close and you will find Hybeck at the end of the cul de sac.

WHAT3WORDS

///clutter.wreck.flinches

VIEWING

Strictly by appointment with the agents please.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1900 sq ft / 176.5 sq m
 Garage = 253 sq ft / 23.5 sq m
 Total = 2153 sq ft / 200 sq m
 For identification only - Not to scale

Ground Floor

First Floor 1

First Floor 2

Garage 5.41 x 5.26m / 17'3 x 17'3

Study 4.45 x 2.60m / 14'7 x 8'6

Living Room 4.96 m x 3.65m / 16'3 x 12'

Utility 3.44 x 3.21m / 11'3 x 10'6

Kitchen / Dining Room 7.63 x 4.23m / 25' x 14'1

Sitting Room 4.73 x 3.47m / 15'6 x 11'5

Bedroom 2 3.18 x 3.85m / 10'5 x 12'6

Bedroom 3 2.98 x 2.61m / 9'9 x 8'7

Principal Bedroom 6.73 x 4.24m / 22'1 x 13'11

Study/Hobbies Room 3.63 x 2.64m / 11'11 x 8'8

Energy Efficiency Rating: 67

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	