

Coast & Country

— PROPERTIES BY —
Wilkie May & Tuckwood



WOODFORD HOUSE

Woodford, Williton, Taunton TA4 4HR



WOODFORD HOUSE

A stunning and spacious former land agents estate home situated within The Exmoor National Park and presented with excellent well maintained character accommodation.

The property we believe dates back to approximately 1850 and was built for the local Nettlecombe Estate's land agent and offers beautifully presented accommodation, retaining much of its original character which has been restored by the current owners. The property has accommodation arranged over three floors and has been run in the past as a successful bed and breakfast, but equally would make a sizeable family home for single occupation or multi-generation occupation. The property will be found in very good order throughout and is well positioned to explore the West Somerset countryside and provides easy access to both the A358 and A39. Only five minutes from the coast and a few minutes away from the famous Dunster Castle. The property is of stone construction under a tiled roof with a mix of both timber and uPVC framed double glazing and benefits from oil fired central heating, en-suite bedrooms and walled gardens enjoying a high degree of privacy.



ACCOMMODATION



The accommodation comprises; Entrance Porch; door into Entrance Hall; flagstone flooring, understairs storage cupboard.

Sitting Room - with aspect to front, floorboards, wood burner inset into chimney on a slate hearth with painted marble mantelpiece over.

Dining Room - with aspect to front, floorboards, open fireplace with coloured tile surrounds and marble surround.

Rear Hall - with slate floor, walk in pantry cupboard with slate flooring and cold shelf. Utility Room; with space and plumbing for washing machine, space for tumble dryer and other white goods, wall cupboards and shelving, original slate cold shelves. Door into -

Annexe - with front door to garden. Squared archway into -

Office space - with aspect to side.

Shower Room - with ceramic tiled floor, shower cubicle with thermostatic mixer shower over, low level WC, wash basin, heated towel rail, shaver point.

Kitchen/Dining Room - double aspect, quarry tiled floor, handmade painted wooden kitchen cupboards and drawers under tiled worktops with double Belfast sink and mixer tap over, two ring Calor gas hob, space for tall fridge-freezer, space and plumbing for dishwasher, built in dresser, ample room for dining table, oil fired AGA for cooking and hot water heating to one cylinder, oak beam over.

Stairs from main hallway to first floor Landing; airing

cupboard, modern cylinder with immersion switch.

Bedroom - with aspect to side.

En-Suite Bedroom - with aspect to front, feature open fireplace. En-Suite Shower Room; comprising shower cubicle with thermostatic mixer shower over, low level WC, pedestal washbasin.

En-Suite Bedroom - with aspect to front. Door into En-Suite Shower Room; with low level WC, pedestal wash basin, corner shower cubicle with thermostatic mixer shower over.

Bedroom - with double aspect and wash basin, double built in wardrobe, airing cupboard with hot water cylinder, wood slat shelving over.

Family Bathroom - with white suite comprising panelled bath, tiled surrounds, low level WC, wash basin.

Stairs to second floor Landing; with picture window overlooking the arable farmland to the rear, eaves storage cupboard.

Bedroom - with aspect to front, floorboards, built in wardrobe, eaves storage.

Family Bathroom - with four piece white suite comprising panelled bath with tiled surround, pedestal wash basin, low level WC, corner shower cubicle with thermostatic mixer shower over, eaves storage, Velux window. Door to internal Landing.

Bedroom - with aspect to front and floorboards.

Bedroom/Former Office Space - multi functional room with double aspect and telephone point.



OUTSIDE

The property is approached over a gravel driveway affording off road parking for three-four vehicles leading to a large workshop with power and lighting. The remainder of the garden fronts the house and is laid to gravel paths and lawn with beautifully planted cottage style plants and shrubs to include an established magnolia and vegetable beds. There are various garden stores and a covered pizza oven. There is also a separate parcel of land, with a greenhouse and storage, adjacent to the roadside which is included in the sale. This land enjoys views to the property, to The Brendon Hills and over the surrounding arable farmland.





SITUATION

Woodford is a small hamlet situated on the edge of The Exmoor National Park. Woodford House is ideally situated for exploring some of West Somerset's finest countryside, being close to the route of the Coleridge Way. Monksilver is less than a mile away and is popular with those seeking immediate access to public footpaths and open countryside and has a large village hall which is used for a number of functions, there is also a church and a popular inn. The larger village of Williton is just a short drive away with access to shops and amenities to include a doctors surgery, pharmacy, post office, veterinary practice, opticians, petrol station, butcher, bakery and hairdressers. The coastal town of Minehead is a 15 minute drive away which offers a wider range of larger shops and amenities and has the main station for the heritage West Somerset Steam Railway Line.

DIRECTIONS

From our office in Swain Street proceed up to the railway bridge, turning right onto Brendon Road, follow this road out of Watchet until you reach the Washford Roundabout, take the second exit. Continue for approximately 1 mile, turning left at the crossroads signposted 'Monksilver' and continue along this road for approximately half a mile passing through the hamlet of Yarde. Upon entering the Hamlet of Woodford, the property will be found on the right hand side.



ACCOMMODATION

Entrance Porch
Entrance Hall
Sitting Room
Dining Room
Rear Hall
Annexe with Bedroom/Sitting Room
Utility Room
Office Space
Shower Room
Kitchen/Dining Room
Stairs to First Floor Landing
Bedroom
En-Suite Bedroom
En-Suite Bedroom
Bedroom
Family Bathroom
Stairs to Second Floor Landing
Bedroom
Family Bathroom
Internal Landing
Bedroom
Bedroom/Former Office

(All measurements are approximate)

GENERAL REMARKS AND STIPULATION

Tenure: Freehold

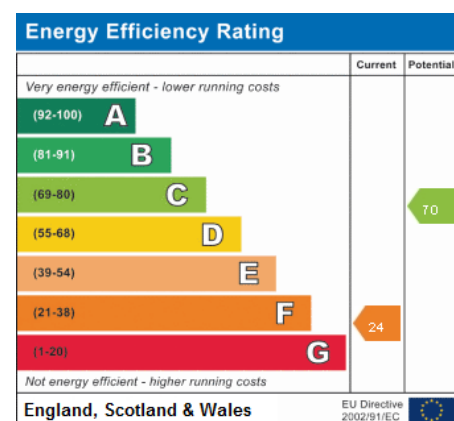
Services: Mains water, mains electricity, private drainage, oil fired central heating

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton. TA1 1HE.

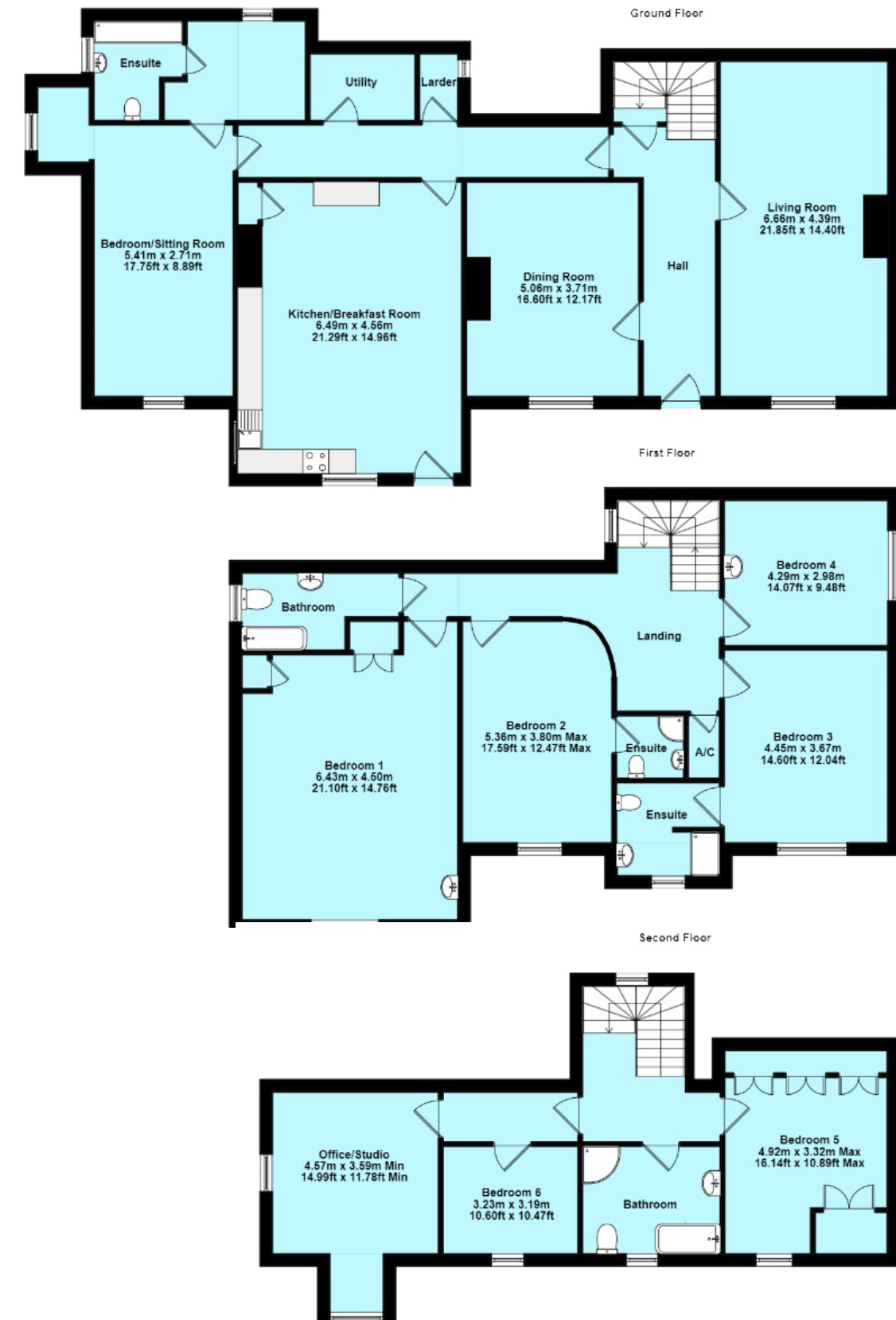
Council Tax Band: F

Agents Note: The property is served by a private drainage system which is solely dedicated to Woodford House.

ENERGY EFFICIENCY RATING



FLOOR PLAN



TOTAL FLOOR AREA: 307 sq.m. (3305.47 sq.ft.) approx

WOODFORD HOUSE

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GUIDE PRICE: £950,000



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and 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 warranty 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 August 2023.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you. Code of Practice for Residential Estate Agents: Effective from 1 August 2011: '8. Financial Evaluation 8a 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.8b 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 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.

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