



Ordesa, Ranscombe Road, Wootton Courtenay TA24 8RD

welcome to

Ordesa, Ranscombe Road, Wootton Courtenay

Situated within the ever popular Exmoor village of Wootton Courtenay is this individually designed detached residence benefitting from three bedrooms & air source heat pump system whilst enjoying fantastic far reaching views across Exmoor National Park & Dunkery Beacon.



Double Glazed Front Door

Leading to

Entrance Hall

With wooden flooring, inset ceiling spotlights, doors to

Bedroom Two

11' 8" x 9' 1" (3.56m x 2.77m)

Double glazed window to rear, radiator, fitted carpet.

Bedroom Three

9' 4" x 8' (2.84m x 2.44m)

Double glazed window to front, fitted carpet, radiator.

Shower Room

Double glazed window to front, a fitted suite comprising walkin shower, low level WC, vanity wash hand basin with cupboard under, heated towel rail, radiator, vinyl flooring, extractor unit.

Utility Room

9' 2" x 8' 1" (2.79m x 2.46m)

Double glazed door to the rear garden, wooden flooring, wash hand basin, space and plumbing for washing machine, base and wall level units, space for fridge, radiator, inset ceiling spotlights.

Family Sitting Room

18' 3" max x 17' 7" max (5.56m max x 5.36m max)

Double glazed windows to front and side enjoying fantastic far reaching views towards Dunkery Beacon, double glazed patio doors to the conservatory, wooden flooring, two radiators, wood burning stove set on tiled hearth and tiled splashback, built in cupboard, archway to kitchen, open plan to dining room & kitchen.

Conservatory

13' 8" max x 19' 3" max (4.17m max x 5.87m max)

A unique conservatory with glazed roof and sliding doors to front and rear, composite decked flooring, exposed stone wall.

Dining Room

12' 5" max x 9' 3" (3.78m max x 2.82m)

Double glazed window to rear, wooden flooring, radiator, staircase rising to first floor, vaulted ceiling with skylight window to rear.

Kitchen

9' 2" x 8' 6" (2.79m x 2.59m)

Double glazed window to rear, a range of fitted base and wall level units, tiled worktop surfaces, inset double sink unit, inset hob with cooker hood over, tiled splashbacks, integrated oven, wooden flooring, space for fridge, inset ceiling spotlights.

First Floor Lounge

18' 2" max x 17' 6" max (5.54m max x 5.33m max)

A vaulted ceiling room with double glazed windows to front and side enjoying fantastic far reaching views of Dunkery Beacon, fitted carpet, two radiators, doors to

Walkin Cupboard

With the hot water cylinder and system for the air source heat pump heating, light.

Bathroom

18' 11" max x 8' 1" max (5.77m max x 2.46m max)

A vaulted ceiling room with double glazed window to front, skylight window to rear, a fitted suite comprising bath, low level WC, vanity wash hand basin with cupboard under, fitted carpet, exposed beams, heated towel rail, two radiators, door to

Bedroom One

18' 11" x 11' 8" (5.77m x 3.56m)

Double glazed window to front enjoying fantastic far reaching views towards Dunkery Beacon, skylight window to rear, fitted carpet, two radiators, fitted wardrobes, exposed beams.

Outside

The property is approached via a sweeping driveway leading up to the house where the garage & off road parking can be found. There is flower and shrub beds with grape vines along the driveway.

To the rear is a tiered mature garden with grapes vines and access around the side and rear of the house.

Council Tax Band

F

Location

Wootton Courtenay is a lovely village situated between Minehead and Porlock and only four miles from the popular medieval village of Dunster. The village itself has a Church and Village Shop, with the shops, schools and other amenities of Minehead only four miles away. The village is surrounded by beautiful countryside and is within the Exmoor National Park with the highest point of Exmoor, Dunkery Beacon, visible from the village. Wootton Courtenay also offers good walking and riding opportunities but is also only a few miles away from the beaches of Porlock Weir and Minehead.



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welcome to

Ordesa, Ranscombe Road, Wootton Courtenay

- Ever Popular Exmoor Village of Wootton Courtenay
- Individually Designed Detached Residence
- Family Sitting Room & Dining Room - Three Bedrooms - First Floor Lounge
- Air Source Heat Pump System - Double Glazing
- Garage & Off-Road Parking - Good Size Tiered Garden

Tenure: Freehold EPC Rating: D

£689,000

Offered with a substantial reduction on this price for completion of sale before end of October.



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106777 - 0006

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