



Roadwater, Watchet, TA23 0QH

welcome to

Riverden, Roadwater, Watchet

Situated within a tucked away position on the edge of the popular Exmoor village of Roadwater is this unique opportunity to acquire a detached cottage which has been divided into two smaller cottages. The property benefits from approx.1 acre of gardens with various outbuildings. Viewing is a must



Riverden Forge

Front door leading to

Entrance Porch

Windows to front and side, door leading to

Lounge

19' 1" max x 14' 7" max (5.82m max x 4.45m max)

Double glazed window to front, telephone point, fitted carpet, two radiators, wood burner set in fireplace, wood panelling to walls, door to

Kitchen

10' max x 9' 10" max (3.05m max x 3.00m max)

Double glazed windows to front and side, skylight window, base and wall level units, worktop surfaces, Belfast sink unit, space for fridge and freezer, integrated electric oven, inset gas hob (calor gas), flagstone floor, radiator, staircase rising to first floor landing, door to

Boiler Room

7' x 4' 8" (2.13m x 1.42m)

Window to side, oil fired boiler, built in understairs cupboard, fitted carpet, doorway to

Utility

10' 8" max x 6' 11" (3.25m max x 2.11m)

Double glazed windows to side and rear, fitted carpet, door to rear, space and plumbing for washing machine, space for tumble dryer, space for freezer, worktop surface, radiator, door to

Shower Room

Double glazed window to rear, radiator, bidet, low level WC, walk in shower, vanity wash hand basin, extractor unit.

First Floor Landing

Sash window to rear, radiator, fitted carpet, staircase rising to attic room, doors to

Bedroom One

11' 7" max x 9' 5" max (3.53m max x 2.87m max)

Double glazed window to front, built in wardrobe, radiator, fitted carpet.

Bedroom Two

11' 6" max x 8' 7" (3.51m max x 2.62m)

Double glazed window to front, fitted carpet, period fireplace, radiator, door to



W.C.

With low level WC, wash hand basin, light.

Attic Room

15' 9" x 11' 3" (4.80m x 3.43m)

Double glazed window to side, skylight window, radiator, exposed beams, built in cupboard housing water treatment plant/tank.

Council Tax Band

C

Riverden Cottage

Stable door leading to

Entrance Hall

With laminate floor, staircase rising to first floor landing, doors to

Lounge

15' 11" x 14' 8" (4.85m x 4.47m)

Double glazed window to front, log burner set in recessed fireplace, wood panelling to wall, radiator, telephone point.

Kitchen

10' 1" x 9' (3.07m x 2.74m)

Double glazed window to rear and front, base and wall level units, worktop surfaces, integrated electric oven, inset electric hob with stainless steel cooker hood over, inset stainless steel sink unit, space and plumbing for washing machine, recessed area with space for fridge freezer, radiator, breakfast bar, vinyl floor, exposed beams, walk in pantry with double glazed window to rear, worktop surfaces and power.

First Floor Landing

Sash window to rear, fitted carpet, staircase rising to attic room, doors to

Bathroom

Double glazed window to front, vanity wash hand basin, panelled bath with shower unit over, low level WC, vinyl floor, built in cupboard, radiator.

Bedroom One

11' 6" x 9' 5" (3.51m x 2.87m)

Double glazed window to front, fitted carpet, radiator, period fireplace.

Attic Room

19' 2" x 12' 3" (5.84m x 3.73m)

Double glazed window to side, skylight window to front, built in cupboard, exposed beams, wall mounted electric heater.

Council Tax Band

B

Outside

The property is approached via a lane leading down to the cottage with a bridge providing access over the stream and to a gravelled parking area to the side of the cottages. The property stands within mature gardens with trees, shrubs and grass areas, pond & spring feed Well further into the garden, a stream borders the garden to the front.

Immediately to the rear of the property is a Lean To Storage Area with oil fired boiler for Riverden cottage, a Well supplying water to both cottages.

There are a range of outbuildings comprising:

The Old Forge 28' x 11'9"

The Workshop 18'7" x 12'8"

The Cabin 19'5" x 11' with veranda and grape vine.

Location

The village of Roadwater lies at the foot of the Brendon Hills within the Exmoor National Park. Roadwater has a vibrant and active community with most events happening at the Village Hall and excellent Valliant Soldier Inn both of which are within easy level walking distance. The village has a garage, along with a well supported community run post office and stores, and several clubs to include a cinema club, amateur dramatics society, a skittles team and cricket team. The coastline and the West Somerset Steam Railway are notable attractions of the area. More extensive facilities are available at the popular coastal resort of Minehead, which is some 8 miles. Taunton, the county town of Somerset is approximately 18 miles and offers extensive shopping, scholastic, cultural and sporting facilities. The beautiful countryside of Exmoor National Park and The Quantock Hills is within a short driving distance, an area of outstanding natural beauty with wooded combes and river valleys, open moorland, pretty villages and a dramatic coastline, the area offers unrivalled walking.



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welcome to

Riverden, Roadwater, Watchet

- Popular Exmoor Village of Roadwater
- A Unique Opportunity to Acquire this Detached Cottage
- Divided into Two Cottages - Tucked Away Position
- Approx. 1 Acre of Gardens - Stream Boundary
- Off Road Parking - Range of Outbuildings

Tenure: Freehold EPC Rating: F

guide price

£575,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106721 - 0002

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Agents Notes

We are advised that Japanese Knotweed is within the grounds of the property. Please ask the branch for more details so that you can make further enquiries as required for your own purposes.

Water is supplied to the property by means of a Well at the rear of the property, with a treatment facility within the property. Contact the branch for more details.

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.


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