



**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 individual detached three bedroom cottage benefitting from two reception rooms, two attic rooms, approx.1 acre of gardens with various outbuildings & off road parking.



**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 sitting room and door to kitchen.

**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 1, 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

**Boot Room**

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.

**Sitting Room**

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, door to.

**Lobby Area**

With stable door to front, laminate floor, staircase rising to first floor landing 2, doors to

**Utility Room**

10' 1" x 9' ( 3.07m x 2.74m )  
Double glazed window to rear and front, base and wall level units, worktop surfaces, inset stainless steel sink unit, space and plumbing for washing machine, radiator, vinyl floor, exposed beams, walk in cupboard.

**First Floor Landing 1**

Sash window to rear, radiator, fitted carpet, staircase rising to attic room 1, 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 1**

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.

**First Floor Landing 2**

Sash window to rear, fitted carpet, staircase rising to attic room 2, doors to

**Bedroom Three**

11' 6" x 9' 5" ( 3.51m x 2.87m )  
Double glazed window to front, fitted carpet, radiator, period fireplace.

**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.

**Attic Room 2**

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.

**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 property. 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.

Immediately to the rear of the property is a Lean To Storage Area and a Well supplying water to the cottage.

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.

**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.

**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.

**welcome to**

## **Riverden, Roadwater, Watchet**

- Popular Exmoor Village of Roadwater
- An Individual Detached Cottage
- Tucked Away Position - Two Reception Rooms
- Approx. 1 Acre of Gardens - Stream Boundary
- Off Road Parking - Range of Outbuildings

Tenure: Freehold EPC Rating: F

Council Tax Band: B

guide price

**£550,000**



Please note the marker reflects the  
postcode not the actual property

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