



Luxborough, Watchet, TA23 0SJ

welcome to

Lyndale Cottage, Luxborough, Watchet

This delightful period semi detached cottage is situated within the popular Exmoor village of Luxborough enjoying views of the local countryside. The property offers extended accommodation & benefits from period character throughout, good size mature gardens with a rustic style cabin.



Double Glazed Bi-Folding Doors

Leading to

Garden Room

16' 4" x 6' 10" (4.98m x 2.08m)

Double glazed windows to front, underfloor heating, tiled floor, power, skylight window, door to

Utility Room

Window to rear, space and plumbing for washing machine, space for fridge freezer, quarry tiled floor, light and power.

Sitting Room/ Kitchen

20' 7" max x 14' 8" max (6.27m max x 4.47m max)

An lovely open plan room with windows to front, side and rear, door to office, log burner set in recessed fireplace, window seat, built in cupboards, door and staircase rising to first floor landing, door to garden room.

Kitchen Area: wood panelling to walls, worktop surfaces, inset one and half bowl sink unit, inset electric hob, space and plumbing for dishwasher, space for fridge, integrated oven, wall mounted shelving, tiled floor, built in understairs cupboard.

Studio

18' 9" max x 11' 9" max (5.71m max x 3.58m max)

Double glazed window to side, double glazed door to side, double glazed skylight windows, underfloor heating, tiled floor, power, door to

Seperate W.C

With stainless steel sink unit, low level WC, tiled floor, double glazed skylight window.

First Floor Landing

Window to side, exposed floorboards, staircase rising to second floor attic room, doors to

Bedroom One

13' 3" x 9' 5" (4.04m x 2.87m)

Window to front, exposed floorboards, period fireplace, fitted hanging rail and shelf.

Bathroom

14' 5" max x 7' 10" max (4.39m max x 2.39m max)

Window to rear a fitted suite comprising panelled bath with mixer tap/shower attachment over, wash hand basin, low level WC, period fireplace, built in cupboard, walk in tiled shower cubicle, exposed floorboards.

Second Floor Attic Room

14' 9" x 12' 10" (4.50m x 3.91m)

Windows to side enjoying views towards local countryside, skylight window, fitted carpet, built in undereaves storage cupboards.

Outside

The property enjoys a good size mature garden to the side and rear of the property with mature trees and shrubs, gravel areas, access to the garage with gravel parking area to the side of the garage with gate giving access to the road, pathway and steps lead to the top of the garden where the cabin can be found along with a wood fired hot tub.

Cabin

20' 11" x 6' 8" (6.38m x 2.03m)

Positioned within a secluded position within the garden is this superb rustic style Cabin. The cabin comprises windows to side, rear and front, door to front, wood panelling to walls, wood floor, underfloor heating, light and power, sliding door to

Separate WC

Window to rear, low level WC, sink unit, wall light points, wood floor, wood panelling to walls.

Location

Luxborough is a popular rural village situated within the Exmoor National Park served by the delightful village pub The Royal Oak well known locally for food, a village hall with outside green space and picnic area along with the 13th century Anglican church of St. Mary's. The village has access to numerous footpaths and bridleways, including the famous Coleridge Way.

The village of Roadwater is approximately 3½ miles away and is supported by a local post office village shop and the medieval historic village of Dunster is approximately 5¼ miles away in the other direction.

Council Tax Band

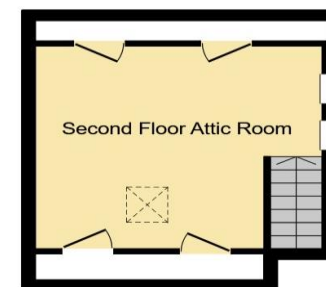
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Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Lyndale Cottage, Luxborough, Watchet

- Popular Exmoor Village of Luxborough
- Period Semi Detached Extended Cottage
- Open Plan Sitting Room/Kitchen
- Garden Room - Studio
- Good Size Mature Gardens - Parking

Tenure: Freehold EPC Rating: G

£365,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MIH106726 - 0007

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