

# property details **approval form**

1 High Street, Dulverton, Somerset, England, TA22 9HB

**Date:** 24 July 2024

**Property Ref and Version:** TVT105381 - 0005

# selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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guide price £575,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1988.

## >> **key features**

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- > Striking Georgian Home
- > Seven Bedrooms, Five with En-suites
- > Two Reception Rooms
- > Driveway Parking & Allocated Spaces
- > Communal Gardens
- > Over 320m2 of Accommodation (over 3,400 sqft.)
- > NO ONWARD CHAIN
- > For Sale by Traditional Auction 12th September. Grand Connaught Rooms, Great Queen Street 61-65, Covent Garden, London, WC2B 5DA
- > EPC Rating: E

## >> **short description**

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A striking Georgian home located in the centre of Dulverton, offering spacious accommodation throughout. In brief there are seven bedrooms, 5 en-suit shower rooms and a family bathroom. Two reception rooms and large kitchen. The accommodation is over 320m2 or 3,400 sqft. Parking & Communal gardens.

## >> **long description**

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Nestled in the picturesque town of Dulverton, within the Exmoor National Park, this striking Georgian home which offers a unique blend of elegance and charm. Located centrally in the town this former Mill has been ran as a successful bed and breakfast. This property has been granted permission to be used as a primary residence, making it an exceptional opportunity for those seeking a spacious and stylish residence. The accommodation is over 320m2 or over 3,400 sqft.

Approached from the main high street via a sweeping drive you will find this striking building. On opening the front door is porch with plenty of space for coats and boots, this leads to the entrance hall where you'll be greeted by the grandeur of the imposing central staircase, soaring high ceilings, and beautifully preserved original Georgian features. The property's interior boasts spacious accommodation throughout and is arranged over three floors. With a light-filled lounge and conservatory that seamlessly connects to the spacious kitchen. The kitchen is currently set up as a commercial kitchen but could easily be changed.

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Alternatively it could be opened up to make a more open plan style living space. Across the hallway is a further reception room which leads our to the garden and a bedroom with shower. This could suit a teenager or elderly parent perhaps. Completing the ground floor is a cloakroom and storage room. NO CHAIN.

## >> **directions**

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## >> **Agent Note**

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## >> **room description**

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### **Description Continued**

On the first floor you are greeted by an extremely spacious hallway with doors to all rooms. Here you will find four en-suite bedrooms, each with its own unique character and generous space. Two of which enjoy views over the rear gardens. Completing this floor is a linen room with wc. Stairs lead to the second floor where there are a further two rooms, views can be enjoyed from bedroom 6. These rooms are serviced by a family bathroom.

The exterior boasts a driveway to the front which provides ample parking and five allocated parking spaces to the rear with exclusive use for this property. The leat runs to the left of the driveway. In addition there is a bicycle shed and storage shed. The rear communal garden is a serene haven, with mature planting borders and trees creating a peaceful atmosphere. The garden is shared with seven other residents and is well maintained by the management company. Don't miss this rare opportunity to own a piece of history in the heart of Dulverton. This Georgian home is sure to impress call Fox & Sons today to arrange an internal viewing.

### **Entrance Porch**

Porch with plenty of storage for coats and boots, door into the communal hallway to rear garden and doors opening into entrance hall.

### **Entrance Hall**

On entering the property you will find a large hallway with imposing central staircase with under stairs storage and doors to all rooms.

### **Reception Room**

13' 5" x 15' 11" ( 4.09m x 4.85m )

Doors from hall and kitchen. Feature fireplace, opening out into the conservatory.

### **Kitchen**

15' 11" x 15' 10" ( 4.85m x 4.83m )

The kitchen has a range of wall and base units with work surfaces over, two bowl stainless steel sink and drainer, eye level oven, hob and extractor hood. Door to side.

### **Conservatory**

22' 1" x 5' 5" ( 6.73m x 1.65m )

Two doors to side leading out to the front of the property.

### **Cloakroom & Storage Cupboard**

Door from hallway into storage area and cloakroom with WC and wash hand basin.

### **Lounge**

15' 4" x 12' 1" ( 4.67m x 3.68m )

Window to side, door to garden. Storage cupboards, door to cloakroom.

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## >> **room description**

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### **Bedroom Five**

9' 1" x 11' 5" ( 2.77m x 3.48m )

Window to side. Shower cubicle.

### **Wc**

WC and wash hand basin.

### **First Floor**

#### **Landing**

Stairs from the ground floor. Doors to four bedrooms and door to laundry room, stairs to second floor.

### **Bedroom One**

16' 1" Max x 15' 3" Max ( 4.90m Max x 4.65m Max )

Dual aspect window to front and side. Door to shower room.

### **En-suite**

Wash hand basin, WC, shower cubicle.

### **Bedroom Two**

16' 1" x 15' 3" ( 4.90m x 4.65m )

Window to side. Double room with feature fireplace and shower room.

### **En-suite**

Wash hand basin, WC, shower cubicle.

### **Bedroom Three**

18' 7" Max x 13' 5" Max ( 5.66m Max x 4.09m Max )

Window to rear overlooking garden. Double room with feature fireplace and shower room.

### **En-Suite**

Wash hand basin, WC, shower cubicle, extractor fan.

### **Bedroom Four**

11' 4" Max x 18' 2" Max ( 3.45m Max x 5.54m Max )

Window to rear overlooking garden. Double room with en-suite.

### **En-Suite**

Wash hand basin, WC, shower cubicle, extractor fan.

### **Laundry Room**

10' 3" Max x 9' 3" Max ( 3.12m Max x 2.82m Max )

Window to front. Cupboard and WC with wash hand basin.

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### **Second Floor**

#### **Landing**

Restricted head height. Stairs from first floor. Storage cupboard.

#### **Room Six**

20' 7" Max x 18' 3" Max ( 6.27m Max x 5.56m Max )

Window to rear overlooking garden. Velux style window. Storage cupboard and wardrobe.

#### **Bathroom**

Velux style window. Wash hand basin, WC, bath with shower over, bidet.

#### **Room Seven**

21' 7" Max x 9' 8" Max ( 6.58m Max x 2.95m Max )

Restricted head height. Velex style window. Single room.

#### **Front Garden**

To the front of the property is a large graveled area for parking with a small courtyard garden. With two storage sheds.

#### **Communal Garden**

The rear communal garden is a serene haven, with mature planting borders and trees creating a peaceful atmosphere.

The garden is shared with seven other residents and is well maintained by the management company.

#### **Services**

Mains electric, water, and drainage.

#### **Office Hours**

Monday - Friday 9am- 6pm

Saturday- 9am- 4pm

Sundays - Closed

#### **Leasehold**

Please note this property is Leasehold and being sold with 12.5% of the freehold.

The term is 999 years from 1st January 1988

The Town Mills Management company Ltd are responsible for the communal gardens and the buildings insurance for the whole complex.

Please contact Fox & Sons for more information on this.

#### **Agents Note**

This property is offered to the market via traditional auction unless sold prior. The auction is to take place on Thursday 12th September at the Grand Connaught Rooms, Great Queen Street 61-65, Covent Garden, London, WC2B 5DA. For more information contact our auction team on 023 80338066 opt3.

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## >> **property images**



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## >> **property images**

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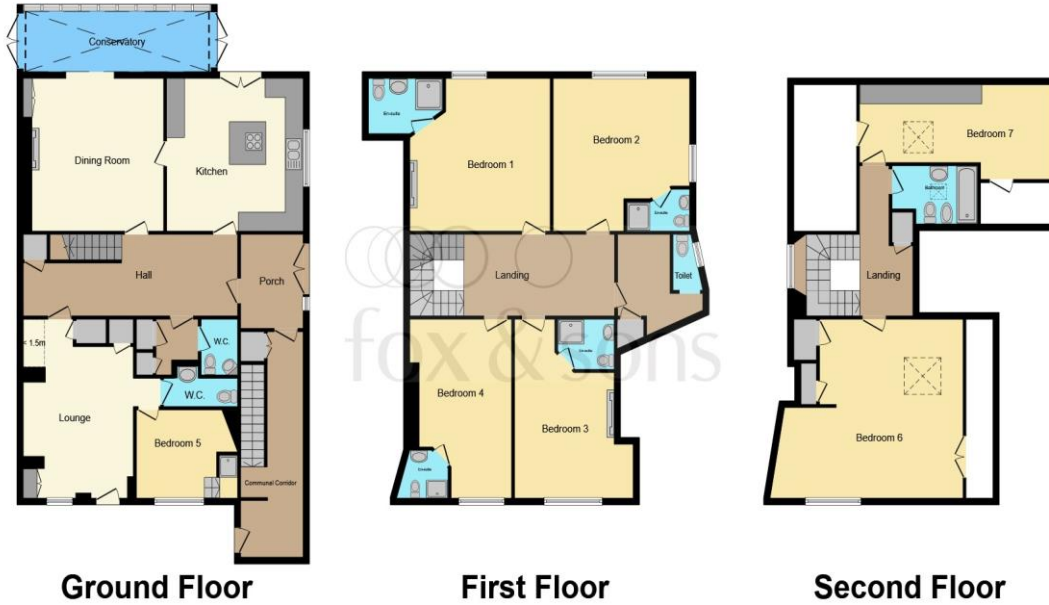
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## >> floor plan



Total floor area 328.0 m<sup>2</sup> (3,530 sq.ft.) approx  
Restricted height 1.1 m<sup>2</sup> (12 sq.ft.)

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](http://www.focalagent.com)

## >> approval

**Signature**

**Date**

	<b>Signature</b>	<b>Date</b>
<b>Lucy Luxton</b>		
<b>Mr C. Crisp</b>		

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