



High Street, Dulverton TA22 9HB

welcome to

High Street, Dulverton

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

Description

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 change. Alternatively, it could be opened to make a more open plan style living space. Across the hallway is a further reception room which leads out 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.

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.





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.

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, gravelled 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.



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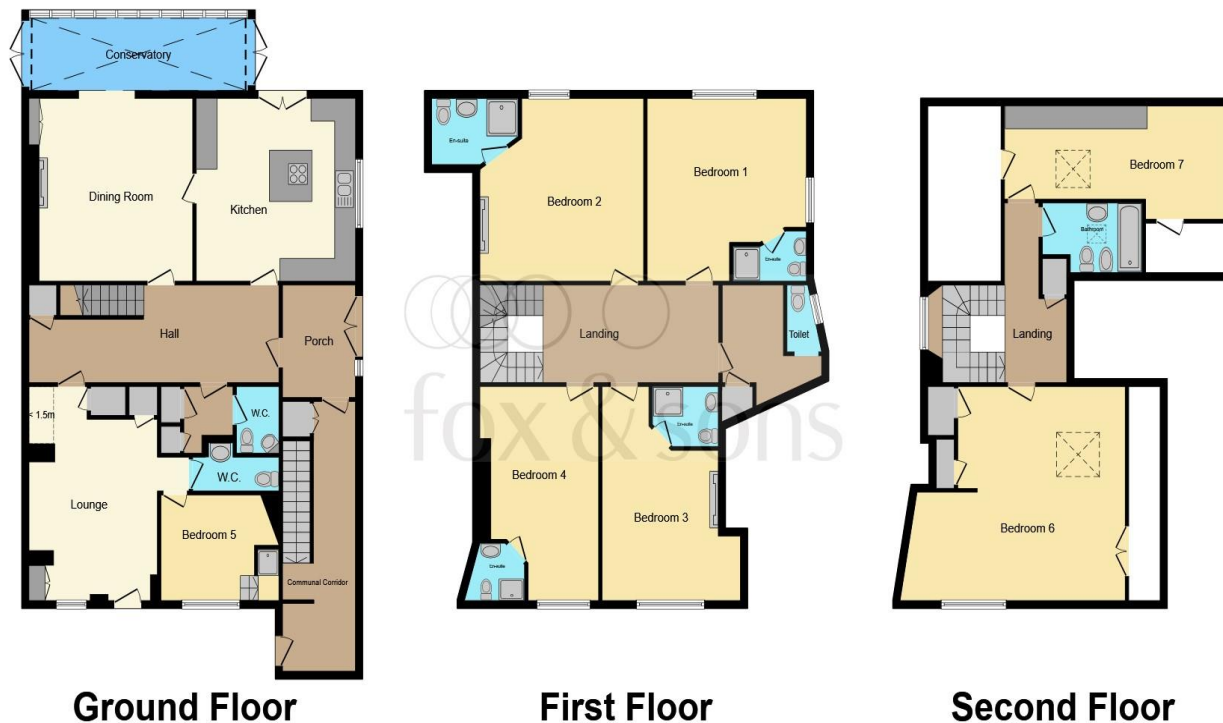
- Striking Georgian Home
- Seven Bedrooms, Five with En-suites
- Two Reception Rooms
- Driveway Parking & Allocated Spaces
- Communal Gardens

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£575,000



Total floor area 328.0 m² (3,530 sq.ft.) approx
Restricted height 1.1 m² (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

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Property Ref:
TVT105381 - 0007

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