



Paddons, Dulverton, Somerset

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A gorgeous home in an elevated setting **overlooking the River Barle** sitting in 15 acres, offering fishing rights and woodland.

**Summary of accommodation**

Hall | Kitchen/breakfast room | Kitchen/utility room | Cloakroom | Living room | Family/sitting room | Boot room  
Landing | Principal bedroom with en suite bathroom | Two double bedrooms | Family shower room | Attic room from a separate staircase/landing  
Two further double bedrooms | First floor bathroom  
Two single garages | Carport | Parking | Log store | Garden | River frontage with fishing rights | Kitchen garden | Woodland

In all about 15 acres (6.07 hectares)

**Distances**

Dulverton town centre 0.6 miles, East Anstey 3 miles, Minehead 17 miles, Bampton 5 miles, Tiverton (Blundells School) 13.5 miles,  
Tiverton Parkway station 17 miles (Paddington 1 hour 52 minutes), M5 J27 18.5 miles, Taunton 25 miles  
Exeter City Centre 28 miles, Exeter Airport 35 miles (London City Airport 1 hour)  
(All distances and times are approximate)



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## Location

Paddons is situated in the Exmoor National Park in a pretty, partly wooded valley, a short level walking distance to the popular historic town of Dulverton, an excellent destination for exploring Exmoor and home to the Exmoor National Park Authority. The town has good amenities including two churches and a range of local shops and businesses capable of meeting most day to day requirements including GP, dental and veterinary surgeries. There are also several award-winning pubs and restaurants including Woods.

The major town of Tiverton is about half an hour's drive away, which as the main commercial and administrative centre of the Mid Devon district has excellent facilities and amenities including Tesco and Morrisons superstores. Nearby transport links are good too with the M5 Junction 27, Tiverton Parkway station and Exeter Airport all relatively close by.

For schooling there is a well-respected primary school in Dulverton and also two others in East Anstey and Bampton. There is also a wide choice of popular independent schools including Blundells in Tiverton, Queen's College and Taunton School in Taunton plus The Maynard and Exeter Cathedral School in Exeter.

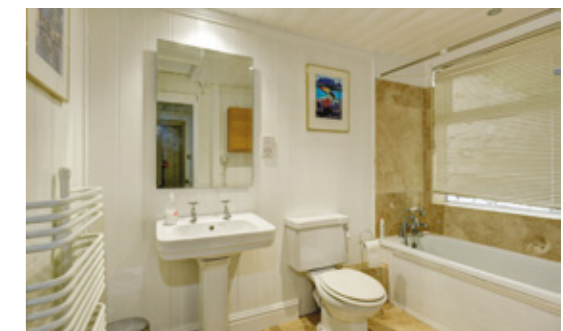
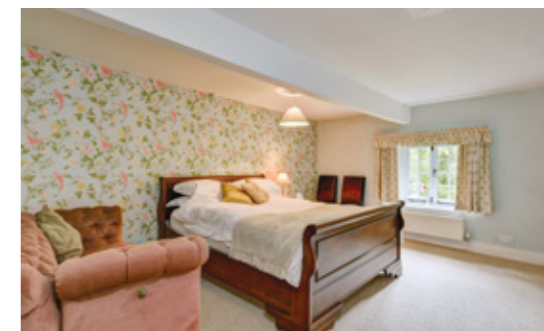


## The property

Paddons has a very special setting in a wide and impressive, steeply sided valley formed by the river Barle, which at this point is about 20 yards wide flowing around a wide bend. The house is set back from and above the river and the passing road against a backdrop of mature woodland, that forms a horseshoe around the property providing a sense of tranquillity and privacy. Dating from the early 1800s, Paddons is built of painted stone under a roof with shaped barge boards and slates mined from the nearby Treborough Quarry.

The house is south-facing and abounds with character, retaining many of its original architectural fittings. These include chamfered beams, picture and dado rails, a window seat in the main living room, several fireplaces and good-sized windows that combine with its south-facing position to allow in plenty of natural light throughout the day.

The ground floor of the house has a large living room with ceiling beams, French windows opening to the garden and a fireplace fitted with a wood-burning stove. The kitchen/breakfast room is also good-sized with plenty of room for a large kitchen table, and windows on two sides with lovely views across the valley. It also has a Rayburn cooker and corner fireplace fitted with a wood-burning stove to keep it cosy during the winter.





Upstairs off a central landing are three double bedrooms that look out across the river. The principal bedroom has its own en suite bathroom, with the two other bedrooms sharing the family shower room. Above the first floor is a large boarded attic room with potential to be used as accommodation if desired. Off the secondary staircase, there are two further double bedrooms and a bathroom.

## Outbuildings, Garden and Woodland

Paddons is approached via a side driveway that rises gradually to a gravel parking area with room for several cars. Beside it is a brick and stone built single garage/workshop with an attached single carport and log store. A path leads from the garage and parking area to the rear of the house, whilst two sets of steps in front of the house and a path lead down to the road, where there is a further off-road parking space and a single garage. In front of the house is a paved seating area with level lawns extending out on both sides of the house. A path beyond the eastern lawn leads on to a kitchen garden. Paths behind the house lead up to the hillside terraces and on to about 14 acres of mixed native woodland, that is currently leased under a full maintenance agreement to Exmoor National Park for an annual remuneration of approximately eight ton of logs.



A small natural waterfall flows down from the woodland and into the River Barle. On the opposite side of the passing road is a charming riverside garden screened by mature trees and shrubs with single bank fishing rights along its full length of approximately 400 yards.

## Services

Mains water and electricity. Private drainage. Oil-fired Rayburn for central heating and hot water. Spring-fed water supplying three garden hoses.

## Directions (Postcode: TA22 9PW)

**What3Words:** verve.prevents.timeless

Approaching Dulverton from the south on the B3222, as the road reaches the western edge of the town, drive around a sweeping right-hand bend before crossing Barle Bridge over the river. Staying on the B3222, drive the full length of Bridge Street continuing onto High Street. After 80 yards bear left onto Fore Street. At the end of Fore Street bear left onto Lady Street/ B3223, signed to Lynton. The property will be found on the right after half a mile, where you will come across a white gate with Paddons on it, you can park in the layby.

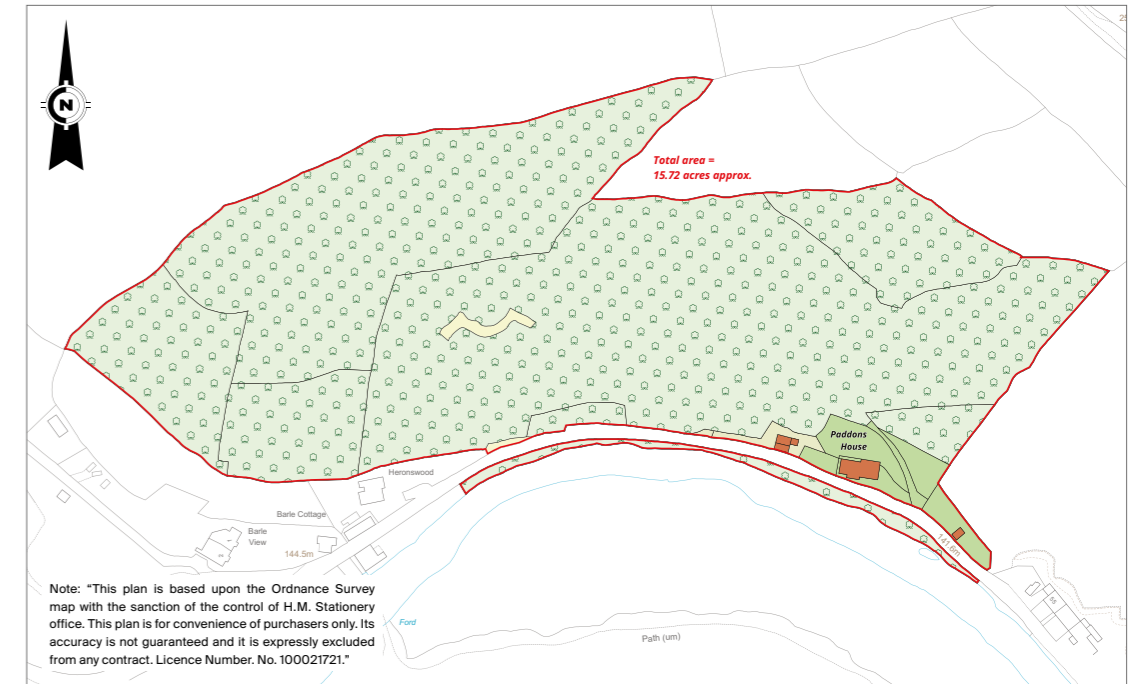
## Property information

**Tenure:** Freehold

**Local Authority:** Somerset Council ([www.somerset.gov.uk](http://www.somerset.gov.uk))

**Council Tax:** Band E

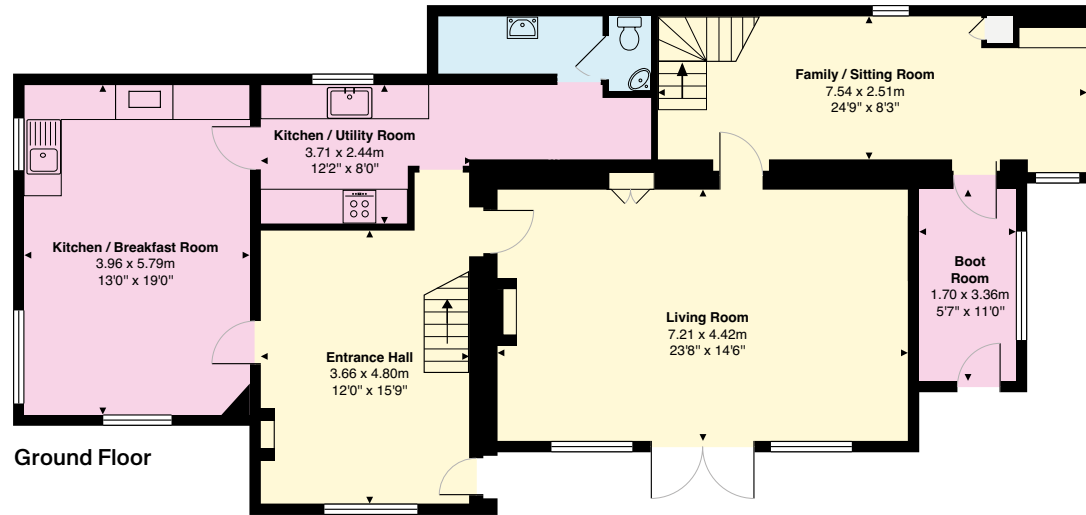
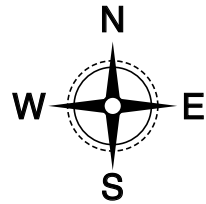
**EPC Rating:** TBC



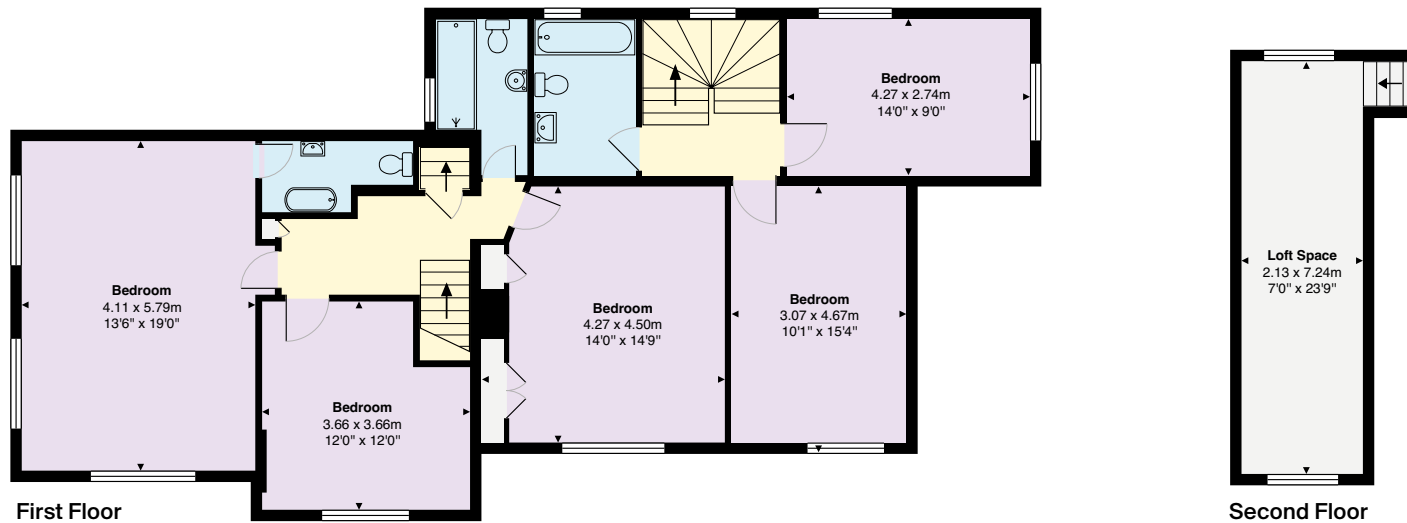
## Approximate Gross Internal Floor Area

248.8 sq m / 2678 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs and videos dated July 2024.

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