



Withy Cottage







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Huish Champflower, Taunton, , TA4 2EN

Dulverton 10 miles, Taunton 18 miles, Wiviliscombe 8.6 miles

A four bedroom country residence situated in a wonderfully private and elevated position with far reaching countryside views benefiting from stables, outbuildings, games room, 3.6 acres of grounds and gardens and substantial indoor swimming pool.

- Stunning Countryside Views
- Extensive Gardens and Grounds
- Games Room
- 3.6 Acres
- Council Tax Band E
- Indoor Swimming Pool
- Stables / Large Secure Outbuilding With Power
- No Onward Chain
- Freehold
- Planning Permission For 2 Additional Bedrooms & Enlarge Downstairs Reception Space



Guide Price £1,200,000

Stags Dulverton

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Situation

Withy Cottage is situated in a splendid rural setting with fantastic far reaching countryside views in the Brendon Hills, about 5 miles from Huish Champflower with its Village Hall, King George V Memorial Playing Field (home to Huish Champflower Cricket Club) and St Peter's Parish Church. The picturesque Exmoor town of Dulverton known as the gateway to Exmoor is located under 10 miles away, also The north Somerset coastal port of Watchet is less than 10 miles distant, Outdoor activities abound, with fishing and sailing at Wimbleball Lake (5 miles), tennis, swimming and rugby at Wiveliscombe (8.6 miles), cricket and racing at Taunton (18 miles) and the vast open spaces of Exmoor opening up from Haddon Hill (6.8 miles). Shopping: Wiveliscombe has a good selection of shops meeting most day-to-day needs. For wider requirements, Wellington (11.3 miles) has its supermarkets, including a Waitrose, and the property sits almost equidistant between the larger shopping centres of Taunton (18 miles) , Tiverton (17 miles) and Minehead (14 miles). For transport links, Taunton has regular rail services to Bristol Temple Meads in 52 minutes and to London Paddington in as little as 1 hour 39 minutes. Exeter (33 miles) and Bristol Airports (53 miles) are both easily accessible, offering connections to both UK and international destinations. There is an excellent range of schooling nearby in both state and independent sectors. Good private schools within reasonable driving distance include Wellington School, Blundell's in Tiverton and Taunton School, King's and Queen's Colleges and King's Hall Preparatory School in Taunton.

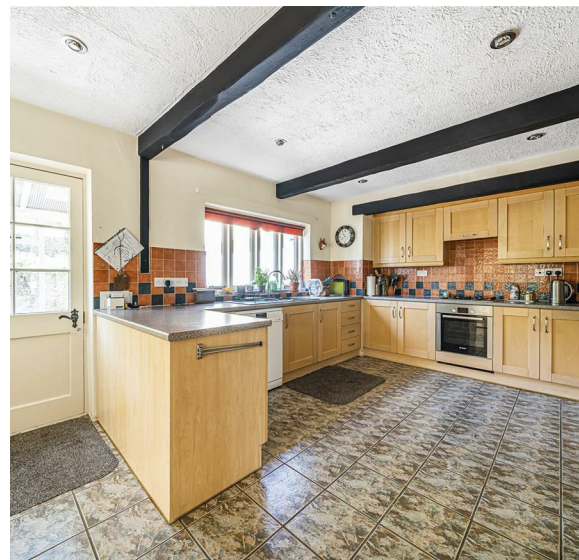
Description

Withy Cottage is an attractive four bedroom property set in the most wonderful rural position approached by its own long sweeping driveway with a backdrop of stunning countryside views. The property benefits from extensive grounds and gardens with feature ponds totaling 3.6 acres, stables, garage, games room, large work shop/outbuilding and separate substantial indoor swimming pool.

Accommodation

The front door is accessed via an entrance porch which leads straight into the kitchen and dining room . The spacious kitchen has a good range of floor to ceiling units, an integrated electric cooker and space for a dishwasher and a plethora of worktops. The kitchen/dining room is an open space which lead into one another and at the end of the dining room are triple aspect windows looking out to the gardens and view beyond. A staircase leads from the dining room to the first floor. The dining room leads into the main sitting room, a generous sized bright room flooded with natural light with french doors that lead out on to the patio and gravelled area outside. At the end of the sitting room is a feature inglenook fireplace with a log burner. Adjacent to the sitting room is a study, ideal for a home office and then a garden room which benefits from views down the gardens and to surrounding countryside. The ground floor is complimented by a useful utility room which has plenty of space for appliances and storage with a door leading into the integrated double garage.

On the first floor there is four double bedrooms with family bathroom. The primary bedroom has a generous sized dressing room with en suite and double doors leading out onto a substantial balcony to take full advantage of the incredible views and rural position of the property. The second bedroom also benefits from an en suite bathroom.





Outside

Withy Cottage is approached by its own driveway set against the backdrop of far reaching countryside views. The driveway leads down to the house with ample space for parking multiple vehicles. Along the drive way there is a large modern agricultural shed/workshop with electricity and log burner which is an ideal workshop or secure storage for classic cars. There is also a stable block and small yard in two parts, on one side there is two stables and an additional store room and the other-side houses an enjoyable large games room with electricity and storage heaters. The grounds and gardens total approximately 3.6 acres and include two ponds, an orchard and are mainly laid to lawn which in all provides an abundance of wildlife and add to the stunning setting. Alongside the house is a large patio area adjoining the main lawns, a superb area to enjoy alfresco dining and appreciate the views.

Situated within the grounds is a substantial indoor swimming pool which measures 20x40 ft, a Hopper Bottom installed by a well known and regarded local firm Isca Pools. It has smart travertine copings and pool surround, internal steps and ladder steps. The pool building has bi-folding door and wrap around wooden outside decking to enjoy the countryside and views from the pool. The pool is operated by a separate LPG boiler and has de-humidifying equipment installed.

Services

Private Water (Bore Hole), Private Drainage, LPG Gas, Mains Electricity. Broadband: Fibre. Provided by <https://www.technological.co.uk> download speed 40mbps. Ofcom predicted mobile coverage for voice and data: Outside: EE and Three. Voice only O2

Agents Note

Planning granted, Date Registered 05/01/2021 , Application No 3/17/21/001

Description of Proposal - Raising the roof to create a second floor with pent dormers to the south east and north east elevations, replacement single storey extension on north east elevation with roof terrace and external staircase, replacement single storey extension on north-west elevation, replacement porch on south-west elevation and replacement veranda on the south-east elevation

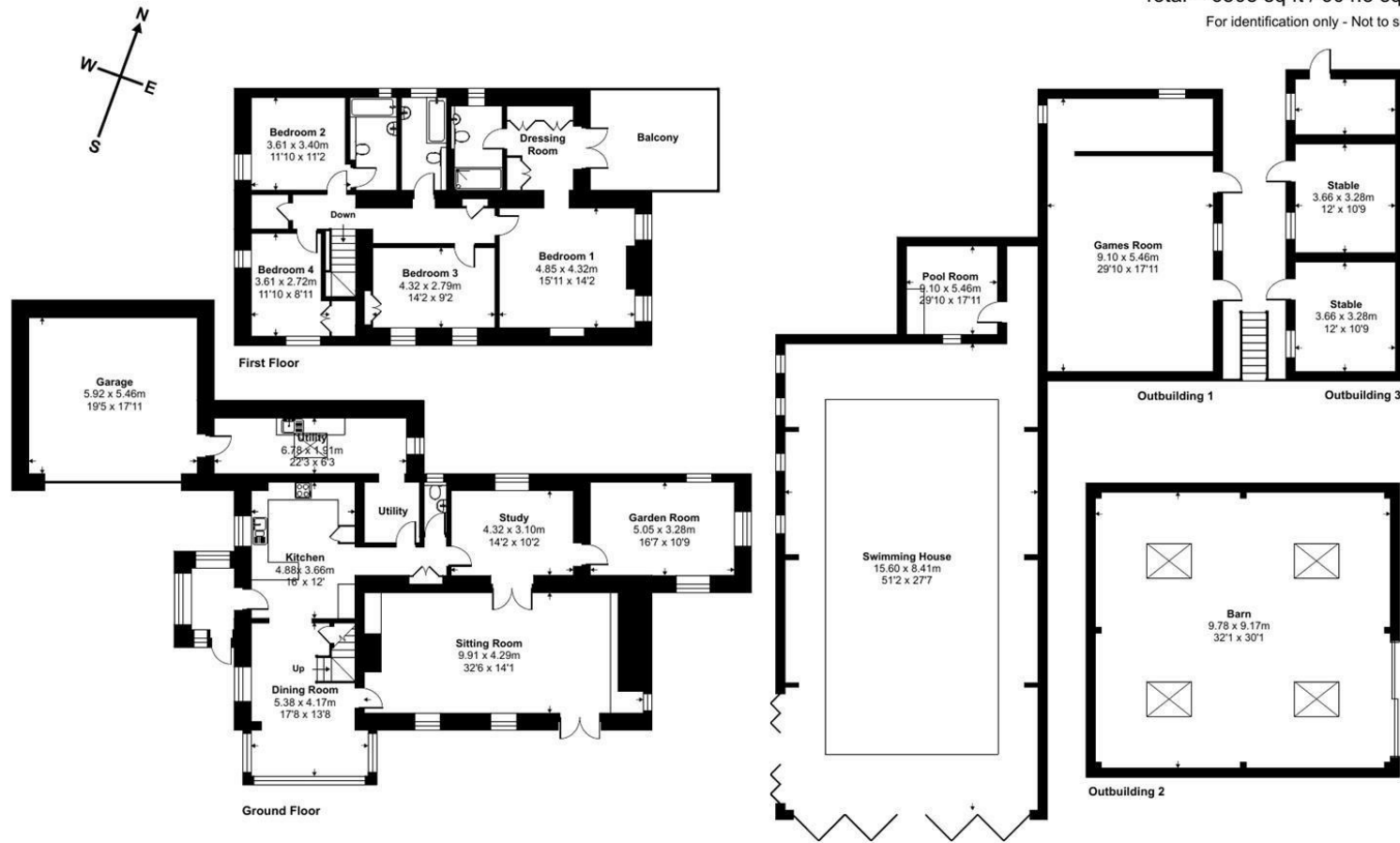
Council Tax

Somerset, Council Tax Band E

Directions

From the Stags Dulverton office proceed east out of the town on the B3222 (Jury Road). At the 'T' junction turn right onto the A396. Continue south down the valley for approx 1 mile before turning left signposted Bury. Proceed for 1/4 of a mile and on entering the village of Bury bear right at the 'S' bend towards Skilgate. After approximately 1/2 a mile turn left at the crossroads (Frogwell Cross) onto the B3190. Continue along the B3190 through the village of Upton and past the The Bittescombe In.,. After approximately 1 mile the entrance to Withy Cottage can be observed on the right hand side shortly after the turning to Huish Champflower.

Approximate Area = 2714 sq ft / 252.1 sq m
 Outbuilding(s) = 3434 sq ft / 319 sq m
 Garage = 357 sq ft / 33.2 sq m
 Total = 6505 sq ft / 604.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Stags. REF: 999137



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





WITHY
COTTAGE

