



Church Cottage



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Exton, Dulverton, Somerset TA22 9JT

Exmoor National Park, Bridgetown Village, Dulverton 6 miles,
Taunton 25 miles

A spacious period cottage in a peaceful village position, now in need of refurbishment, with lovely views over the church, glorious countryside walks straight from the front door, private garden and parking. Council Tax Band C, EPC E, Freehold

- Substantial Period Cottage Totaling 2324 sq ft
- Integrated Annex
- Flexible Accommodation
- Council Tax Band C
- Private Lawned Garden
- Countryside Views
- Refurbishment Required
- EPC Band E
- Offroad Parking Space
- Freehold

Guide Price £495,000

SITUATION

Church Cottage sits in a peaceful and elevated position on a no through road, overlooking the church of Exton and the stunning Exmoor countryside beyond. Exton is a charming village with an active community and is ideally located to take advantage of the wonderful walking and riding opportunities on Exmoor.

Dulverton, 6 miles away, has a strong community and provides good day to day shopping together with three churches, a post office, chemist, medical centre, dental and vet surgeries and a well equipped town hall. In addition there are good restaurants and thriving public houses, together with recreational facilities including squash courts, all weather tennis courts and a cricket pitch.



DESCRIPTION

Church Cottage is a charming 4 bedroom period cottage which sits in an incredibly peaceful village location with views over the church and countryside beyond. Dating back to the 1800s the cottage has been extended over the years and is now in need of refurbishment, providing an exciting opportunity to create a spacious country cottage with character features including inglenook fireplaces and exposed beams and two bread ovens. The cottage also benefits from a very private lawned garden that backs on to open fields and a parking space.

ACCOMODATION

Church Cottage is accessed by the front door, which leads into a spacious hallway. Off from the hallway is the very useful converted garage/workshop and also a large light filled room that would be well suited to a second sitting room or large study. Leading on from the hallway is the large farmhouse style kitchen/dining room with views over the church, exposed beams and a large inglenook fireplace with log burner. Leading on from the kitchen is the generous sitting room, also with views over the church and featuring a large inglenook fireplace with log burner. From here there is a door that leads to the back entrance porch, which in turn leads out the parking at the side of the cottage.

Upstairs there are three double bedrooms and a good sized single bedroom and a family bathroom. The second bedroom has a large walk in cupboard that could be converted to an ensuite shower room. Off the main landing, there is a further landing, which leads to very large light filled room with kitchenette at one end, a conservatory that leads directly to the garden and a double bedroom and bathroom. This could easily be a self contained annexe or, equally, be incorporated into the main house as perhaps a large master suite.

OUTSIDE

Church Cottage benefits from a good sized lawned garden at the back of the property, that borders the sheep fields beyond. There is a path from the garden that leads down the side of the house and to the parking

VIEWINGS

Strictly by appointment with the agent.

DIRECTIONS

From Dulverton take the a396 towards Wheddon Cross. After approximately 6 miles on reaching Bridgetown turn right up Exton Lane, to Exton and continue up this lane for approximately half a mile, before turning left at the signpost to the church and public bridleway. Church Cottage is the last house on the right hand side. There is a parking space to the right of the cottage.

SERVICES

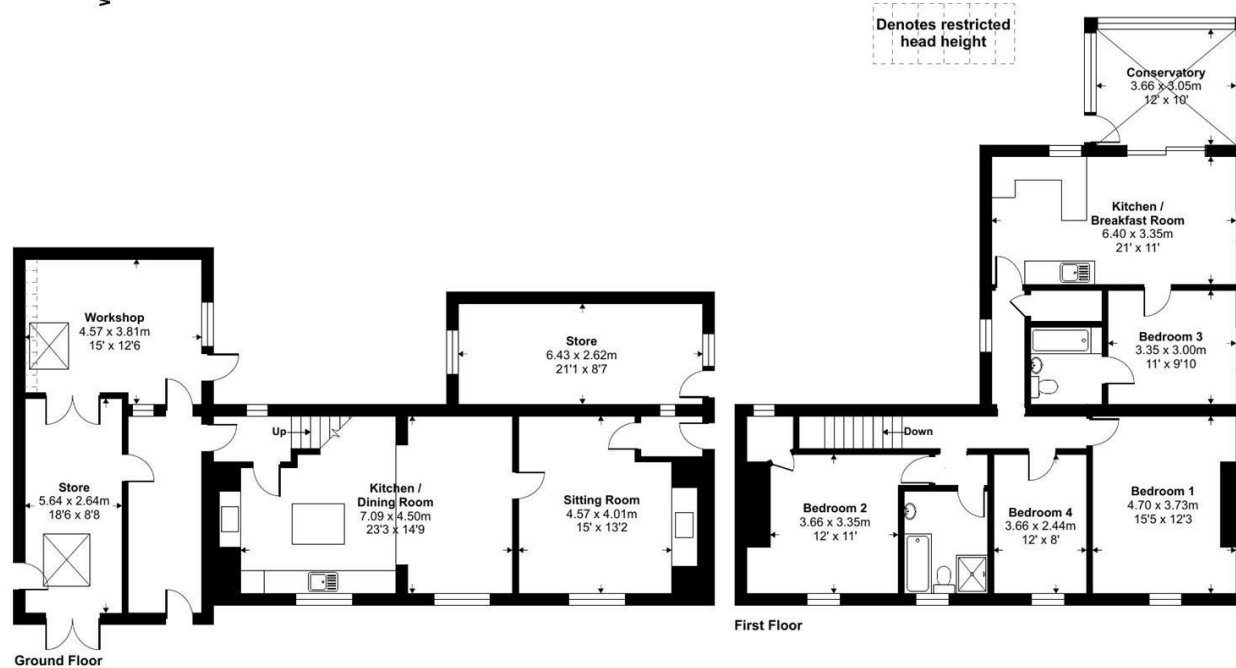
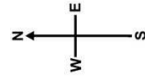
Mains water and electricity, private drainage. Oil fired central heating. Mains drainage connection available

COUNCIL TAX

Council Tax Band C

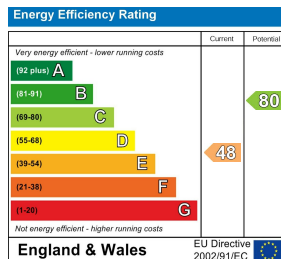


Approximate Area = 2324 sq ft / 215.8 sq m (excludes store)
 Limited Use Area(s) = 11 sq ft / 1 sq m
 Total = 2335 sq ft / 217 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Stags. REF: 1044302

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