



Woolcotts Cross Cottage



Woolcotts Cross

Brompton Regis, Dulverton, TA22 9NX

Wimbleball Lake 0.5 miles. Brompton Regis 1.5 miles. Dulverton 5.5 miles.

An immaculately presented detached holiday cottage just a short distance from Wimbleball Lake with private gardens and parking. EPC Band F. Council Tax (Business Rated). Freehold.

- A Beautifully Presented Two Bedroom Holiday Cottage
- Close To Wimbleball Lake
- Sitting Room with Wood Burner
- Run Successfully As A Holiday Business
- Large Private Garden and Parking
- Small Business Rates Tax Exempt
- EPC Band F
- Freehold

Guide Price £205,000

SITUATION

Woolcotts Cross Cottage enjoys a rural setting close to the Wimbleball Lake, yet only 1.5 miles from Brompton Regis with community run stores and an extremely popular public house.

The delightful town of Dulverton is just 5 miles to the south and Minehead is 14 miles to the north providing excellent amenities and schooling. Dulverton, well known as 'The Gateway to Exmoor' has a busy community and provides good day to day shopping together with three churches, post office, chemist, medical, dental and veterinary surgeries and a well-supported town hall. There are also good restaurants, an inn and recreational facilities including squash courts, all-weather tennis courts, football and cricket pitches.

The county town of Taunton (22 miles) has extensive retail and commercial facilities, together with three independent schools and the Somerset County Cricket Ground. There is access to the M5 motorway (Junction 25) and a main line station with fast trains to London Paddington and the North. Exeter (32 miles) has excellent amenities and an international airport.



Exmoor National Park is one of the most beautiful areas of the country and provides outstanding riding and walking. The coast to the north is also within easy reach and provides a wealth of water sports such as sailing and surfing. Wimbleball Lake is close by and offers sailing, cycling, fishing, walking and other sports.

DESCRIPTION

This delightful cottage was converted in the last 20 years and has been successfully run as a holiday cottage for a number of years, generating a good income. The current owners have significantly improved and modernised the cottage. These improvements include new UPVC windows and doors, new carpets, upgraded the electrics and consumer unit, all new radiators and completely re decorated inside and outside. Situated in glorious countryside within Exmoor National Park and just a stone's throw from Wimbleball Lake, the cottage is beautifully presented and benefits from a large private garden and parking.

ACCOMMODATION

Access is gained through the front door into the central hallway with hanging cupboard. The light and airy sitting room/dining room is dual aspect with high ceilings and has a wood burning stove fitted in a recess. The double aspect kitchen is well fitted with wall and base units, integral oven and hob and a door to the garden. There is a light filled double bedroom also with high ceilings and with fitted wardrobes, together with a single bedroom and the family bathroom.

OUTSIDE

A five bar gate leads to the gravelled driveway with plenty of parking. The generous garden with views over the surrounding countryside is mainly laid to lawn and is bordered with mature beech hedging.

AGENTS NOTE

The cottage shall not be occupied as a permanent dwelling and shall not be occupied by any one person for a period exceeding 28 days in any calendar year.

SERVICES

Mains electricity, water and private drainage. Electric heating. Broadband available.

VIEWING

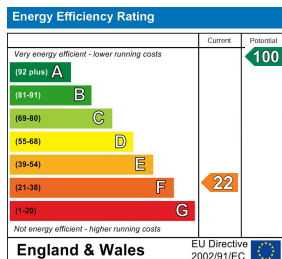
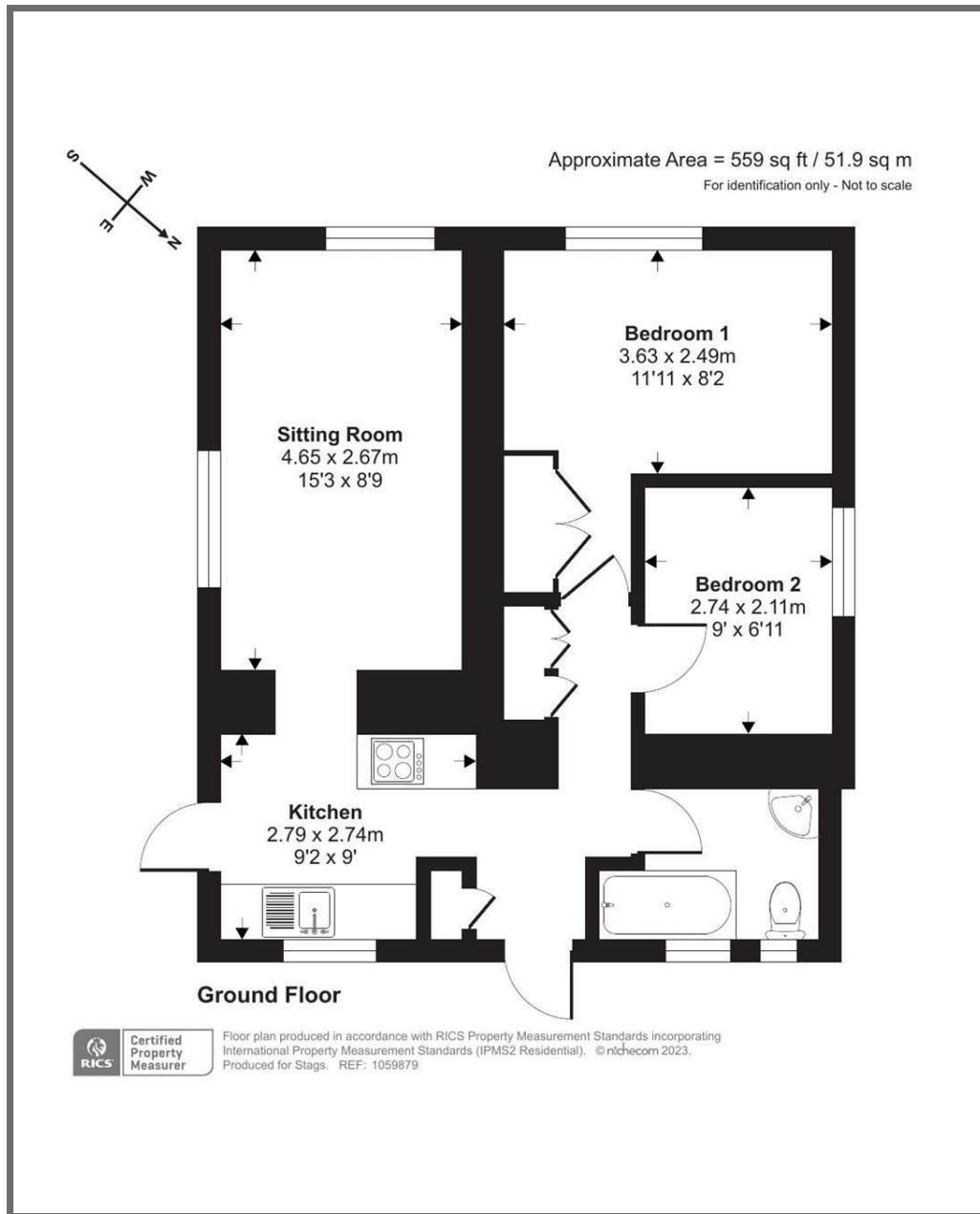
Strictly by appointment with the agents please.

DIRECTIONS

From our Dulverton office proceed in an Easterly direction along the B3222 for approximately 1½ miles, taking the right hand turn along the A396. Take the first left signposted Brompton Regis and after approximately 1½-2 miles turn right which will take you into the village itself. Continue past The George Inn on your right and follow the lane around the church. Continue out of the village bearing left at the triangle of grass and follow this lane for c.1 mile. After passing the turning on the right for Wimbleball Lake, take the next left signposted Blagdon Ford and Gupworthy. Woolcotts Cross Cottage will be found a short way down on the right hand side.



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.



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