



Rose Cottage



# Rose Cottage

Simonsbath, Minehead, TA24 7SH

Exford 5 miles - Dulverton 14 miles - South Molton 12 miles -  
Taunton 33 miles

Character 4 bedroom cottage with large kitchen/breakfast room, excellent outbuildings, stables and paddocks. Edge of village with far-reaching moorland views. In all 3.69 Acres. EPC Band F. Freehold. Council Tax Band D

- Excellent Covered Storage
- Paddocks
- Far-Reaching Moorland Views
- 4 Double Bedrooms
- EPC F
- Stables & Outbuildings
- Village Location
- In all 3.69 Acres
- Freehold
- Council Tax Band D

Guide Price £725,000

## SITUATION

The property is situated on the edge of Simonsbath, perfectly positioned to take advantage of the many rural activities for which the area is so well renowned. Set in the splendour of the Barle Valley, Simonsbath lies in the heart of the Exmoor National Park and has a hotel, a Public House, and the parish church.

## DESCRIPTION

Rose Cottage is a four bedroom character cottage offering very comfortable accommodation. The property originally formed part of the Fortescue Estate and benefits from a collection of very useful outbuildings including stables in a traditional stone barn and paddocks. The house has been modernised and extended by the current owners.

## ACCOMMODATION

The kitchen/breakfast room has glazed doors from the yard and is fitted with a range of reclaimed pine units with oak surfaces, Stanley oil-fired range cooker, a tall picture window and ceramic tiled floor. The enclosed front porch leads into the cosy sitting room with an original stone fireplace, inset multi fuel burner and storage cupboards beside. Leading off is a further reception room with slate flooring, pine panelled walls and access to the rear hallway and bathroom.



There is a large ground floor double bedroom with en suite wet room. There is level access from the kitchen into this bedroom and wet room. Upstairs there are three more double bedrooms, two with en suite bath/shower rooms.

### OUTSIDE

Approached through a private gated entrance, the concrete drive leads to the courtyard providing plenty of parking. The stone outbuildings house three light and airy stables and a separate feed barn or lorry store. The stable partitions are easily removable. The extensive modern buildings are suitable for covered parking, a workshop or as a games/hobby room. A further building is used as a large log store. Behind the house is a sheltered walled garden with pretty stone potting shed and a large vegetable garden. To the front of the property are two small turnout paddocks and to the rear is a grazing paddock (2.65 Acres). Further paddocks may be available to rent.

### OUTBUILDINGS

Stable barn (9.75m x 9.14m) with internal removable stable partitions and interconnecting door to:  
Feed Barn (6.40m x 9.14m)  
Workshop (17.95m x 7.32m)  
Store (2.13m x 7.32m)  
Garage (4.42m x 7.32m)  
Log store (6.40m x 4.27m)  
Potting shed (4.70m x 2.67m)  
Tool shed (5.0m x 2.20m)

### SERVICES

Mains electricity, private water and drainage. Oil fired central heating. Excellent Broadband speeds (subject to connection).

### VIEWING

Strictly by appointment with the agents please.

### DIRECTIONS

From Dulverton take the B3223 across Winsford Hill. After about 11 miles on reaching White Cross T-junction turn left onto the B3224. Continue along this road and upon arriving in Simonsbath, pass the Simonsbath House Hotel on your right, pass the two left turnings and just after the bend in the road the turning to Rose Cottage will be found on the right hand side.

### COUNCIL TAX

Band D (2023/2024)



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.



**APPROX. GROSS INTERNAL FLOOR AREA 1786 SQ FT 165.9 SQ METRES**  
(EXCLUDES RESTRICTED HEAD HEIGHT & OUTBUILDINGS)

**GROUND FLOOR**

- Kitchen / Breakfast Room: 12'11" (4.65) max x 15'2" (4.65) max
- Dining Room: 14'5" (4.39) x 11'4" (3.45)
- Reception Room: 15'1" (4.60) max x 14'3" (4.36) max
- Bedroom 4: 12'11" (4.65) max x 12' (3.66) max

**FIRST FLOOR**

- Bedroom 1: 24'4" (7.42) max x 14'1" (4.29) max
- Bedroom 2: 11'2" (3.40) x 9'8" (2.95)
- Bedroom 3: 15'2" (4.63) x 8'9" (2.69)

**OUTBUILDINGS**

- Feed Barn: 30' (9.14) x 21' (6.40)
- Stable Barn: 32' (9.75) x 30' (9.14)
- Log Store: 21' (6.40) x 14' (4.27)
- Workshop: 39' (11.89) max x 24' (7.32) max
- Potting Shed: 15'5" (4.70) x 8'9" (2.67)
- Tool Shed: 10'6" (3.19) x 7'3" (2.20)
- Store: 24' (7.32) x 15' (4.57)
- Garage: 24' (7.32) x 15' (4.57)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		36	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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