



South Cleeve



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Cutcombe, Minehead, Somerset, TA24 7AN

Dulverton 10 miles, Minehead 9 miles, Taunton/M5 23 miles

A 4 bedroom residence situated in an elevated position with flexible accommodation, stunning countryside views, garden, garage and parking. Freehold, EPC Band E. Council Tax Band F.

- Detached Immaculately Presented 4 Bedroom Residence
- Potential for Annex (Subject to any necessary permissions).
- Large Sitting Room
- Delightful Gardens, Garage, Parking
- Unrivalled Far Reaching Countryside Views
- Beautifully Fitted Kitchen
- 4 Double Bedrooms 2 Bathrooms
- Freehold. EPC Band E. Council Tax Band F

Guide Price £650,000

SITUATION

South Cleeve is set off a quiet lane on the edge of Cutcombe close to Wheddon Cross. Wheddon Cross has a pre and first school, a general store incorporating post office and fuel pumps, a pub, and the local church is in Cutcombe. Close by is the famous Snowdrop Valley and 9 miles to the north is the coastal town of Minehead, which offers a more comprehensive range of shopping and recreational facilities. Cutcombe is ideally located to take advantage of the excellent opportunities to walk and ride on the open slopes of the moor towards Dunkery Beacon and in the lovely river valleys of the Exmoor National Park.

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 (42 miles) has excellent amenities and an international airport.

DESCRIPTION

South Cleeve is a very attractive, well-designed flexible residence with rendered elevations enjoying a wonderful elevated position with spectacular panoramic countryside views. This individual style home takes full advantage of the aspect with the reception rooms all enjoying the stunning views. The current owners have refurbished the property and it now offers beautifully presented versatile accommodation over three floors with scope to make an annex on the lower level subject to the necessary permissions. It is complemented by its gardens, garage and parking.



ACCOMMODATION

The enclosed porch leads into a welcoming central hallway with stairs to the first floor. The large sitting room has a feature fireplace inset with a wood burning stove, glazed doors to a raised decking area and enjoys panoramic rural views. The newly refurbished kitchen is well appointed with base units, space for a range cooker, a dishwasher and door to the outside with steps leading down to the lower floor. Wonderful views are also enjoyed from this room. Leading off the kitchen is the generous sized dining room which can also be accessed from the central hallway. On this level are two good sized double bedrooms and a well appointed bathroom.

Stairs from the hall access the first floor landing with storage cupboards and access to the eaves. The larger L shaped bedroom has an en suite bathroom fitted with a corner bath and shower over. Glazed double doors open to a glass fronted Juliet balcony where the stunning views and dark skies can be enjoyed from. The second bedroom is a generous sized room.

The lower ground floor provides useful additional accommodation comprising a garden room enjoying superb views, a study/reception room, utility room with cloakroom, a store and the large integral garage. This space would make an ideal annex subject to the necessary permissions.

OUTSIDE

The property is approached through a five-bar timber gate into a tarmac drive leading down to the garage, parking and turning area. From here is access to the garden either by a pedestrian gate or a five bar gate. At the top of the drive there is a garden laid mainly to grass with mature shrubs, borders and a path leading to the front door.

To the side of the property is another area of garden, well screened by a mature hedge. To one corner of this upper terrace there is access to the balcony/decking which wraps around the sitting room and from which there are superb far reaching countryside views.

The drive drops down to the large double garage. The garden is predominantly on two levels, with an upper terrace with raised vegetable beds and a covered patio area underneath the balcony. Steps lead down to the lower level which is mainly laid to lawn, a variety of shrubs, plants, fruit trees.

SERVICES

Mains electricity, water and drainage. Oil central heating. Ofcom predicted broadband services - Standard: 5 Mbps download 0.7Mbps Upload. Superfast: 46 Mbps download 8 Mbps. Ofcom predicted mobile coverage for voice and data: Internal - EE. External - EE, Three and O2. Heating: Local authority: Somerset West and Taunton Council.

VIEWING

Strictly by appointment with the agents please.

DIRECTIONS

Follow the A396 from Dulverton to Wheddon Cross and on reaching the village turn right to Cutcombe just after the cross roads. Bear left by the school into Cutcombe and continue through the village. Turn right at the very sharp turning back on yourself and South Cleeve will be found immediately on the left hand side of this lane in front of you.

COUNCIL TAX

Band F (2023/2024)

What 3 Words

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

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Approximate Area = 2069 sq ft / 192.2 sq m (excludes void)
 Limited Use Area(s) = 198 sq ft / 18.4 sq m
 Garage = 341 sq ft / 31.7 sq m
 Outbuildings = 554 sq ft / 51.5 sq m
 Total = 3162 sq ft / 293.7 sq m

For identification only - Not to scale

Denotes restricted head height

Ground Floor

First Floor

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 1093349