



South Cleeve





# South Cleeve

Cutcombe, Minehead, Somerset, TA24 7AN

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

An immaculate residence situated in a peaceful elevated position with flexible accommodation, stunning countryside views, garden, garage and parking. Whilst enjoying the views the vendors often feel like they are up with the birds! Freehold, EPC Band E. Council Tax Band F.

- Detached Immaculately Presented 4 Bedroom Residence
- Flexible Accommodation Suitable For Dual Occupancy
- Large Sitting Room With Picture Window Enjoying The View
- 4/5 Double Bedrooms 2 Bathrooms
- Freehold. EPC Band E. Council Tax Band F
- Unrivalled Far Reaching Countryside Views
- Potential for Ground floor Annex (Subject to any necessary permissions).
- Beautifully Fitted Kitchen/Breakfast Room With Stunning Views
- Delightful Gardens, Garage, Parking

Guide Price £625,000

### SITUATION

South Cleeve is set in a very peaceful situation off a quiet lane on the edge of Cutcombe close to Wheddon Cross. The views are astounding which the vendors sit and enjoy the view through the valley and often feel they are up with the birds. 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 rooms are large with picture windows giving lots of light and from which to enjoy the wonderful views. The house heats up quickly and its very warm and cosy. The current owners have refurbished the property and it now offers beautifully presented versatile accommodation overs 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. The dining room could easily be used as a 5th bedroom and plumbing in in situ for a en suite shower room. 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 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**


what3words ///happy.relieves.sleep





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) <b>A</b>		68
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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