



Fairfield House



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Wheddon Cross, Minehead, Somerset, TA24 7DX

Dulverton 10 miles. Minehead 9 miles. Taunton/M5 24 miles.

An individually designed 3 bedroom residence with lovely gardens, parking and stunning moorland views. EPC Band D. Freehold. Council Tax Band D.

- Stunning Moorland Views
- Kitchen/Breakfast Room
- 3 Reception Rooms
- 3 Bedrooms and Bath/Shower Room
- Walking Distance to Village Amenities
- Gardens And Parking
- Council Tax Band D
- Freehold
- EPC Band D

Guide Price £450,000

SITUATION

The property is set in a wonderful elevated position with far reaching moorland views, yet within walking distance of the village amenities. Wheddon Cross is a thriving village, in the heart of the Exmoor National Park. It has a strong community and includes a church, primary school, shop with post office, garage, inn, hairdressers as well as a number of small businesses.

Minehead, 9 miles away, has a range of shops and entertainment facilities, beaches, a hospital, a small picturesque harbour and also offers quality schooling for all age groups. The county town of Taunton, 24 miles away, has extensive retail and commercial facilities together with access to the M5 and a main line station with fast trains to London. Taunton also has three independent schools, a theatre and the Somerset County Cricket Ground.

In the heart of Exmoor National Park, this property is ideally located to take advantage of the excellent opportunities to walk and ride on the open slopes of the moor around Dunkery Beacon and the lovely Avill river valley, famous for its snowdrops. The coast to the north is also within easy reach and provides a wealth of water sports such as fishing, sailing and surfing.



DESCRIPTION

An individually designed residence on the edge of the thriving village of Wheddon Cross. The property is split level and provides flexible accommodation and the clever design means that there is an abundance of natural light throughout. The property is complemented by its lovely gardens and plenty of parking. The property is in good order and has recently had a new roof.

ACCOMMODATION

The entrance porch leads into the reception hallway with stairs to the half landing. The kitchen/breakfast room is fitted with a range of units, Aga, space for a table and wonderful views towards Dunkery Beacon. The utility room is fitted with a sink unit and space for white goods. Also on this level is a cloakroom.

From the half landing stairs lead to the first floor. On this level is a dining room, a study and the sitting room with fireplace fitted with a log burning stove along with 3 double bedrooms and bath/shower room. Wonderful far reaching moorland views are enjoyed from the sitting room and study and the dining room has views over the adjoining farmland.

OUTSIDE

Access is gained over a shared driveway owned by Fairfield House which leads to turning and parking for several cars and the garage. The front garden is laid to lawn, mature heathers and shrubs, flower beds. The generous sized rear garden is private with seating areas, lawned area, flower beds and vegetable beds and a array of shrubs. Stunning views are enjoyed from the garden.

SERVICES

Mains electricity, water and drainage. Oil fired central heating. Ofcom predicted broadband services - Standard: 7 Mbps download 0.8 Mbps Upload. Superfast: 80 Mbps download 20 Mbps Upload. Ofcom predicted mobile coverage for voice and data: Internal - EE & Three. External - EE, Three, O2 and Vodafone. Local authority: Somerset West and Taunton Council.

VIEWING

Strictly by appointment with the agents please

DIRECTIONS

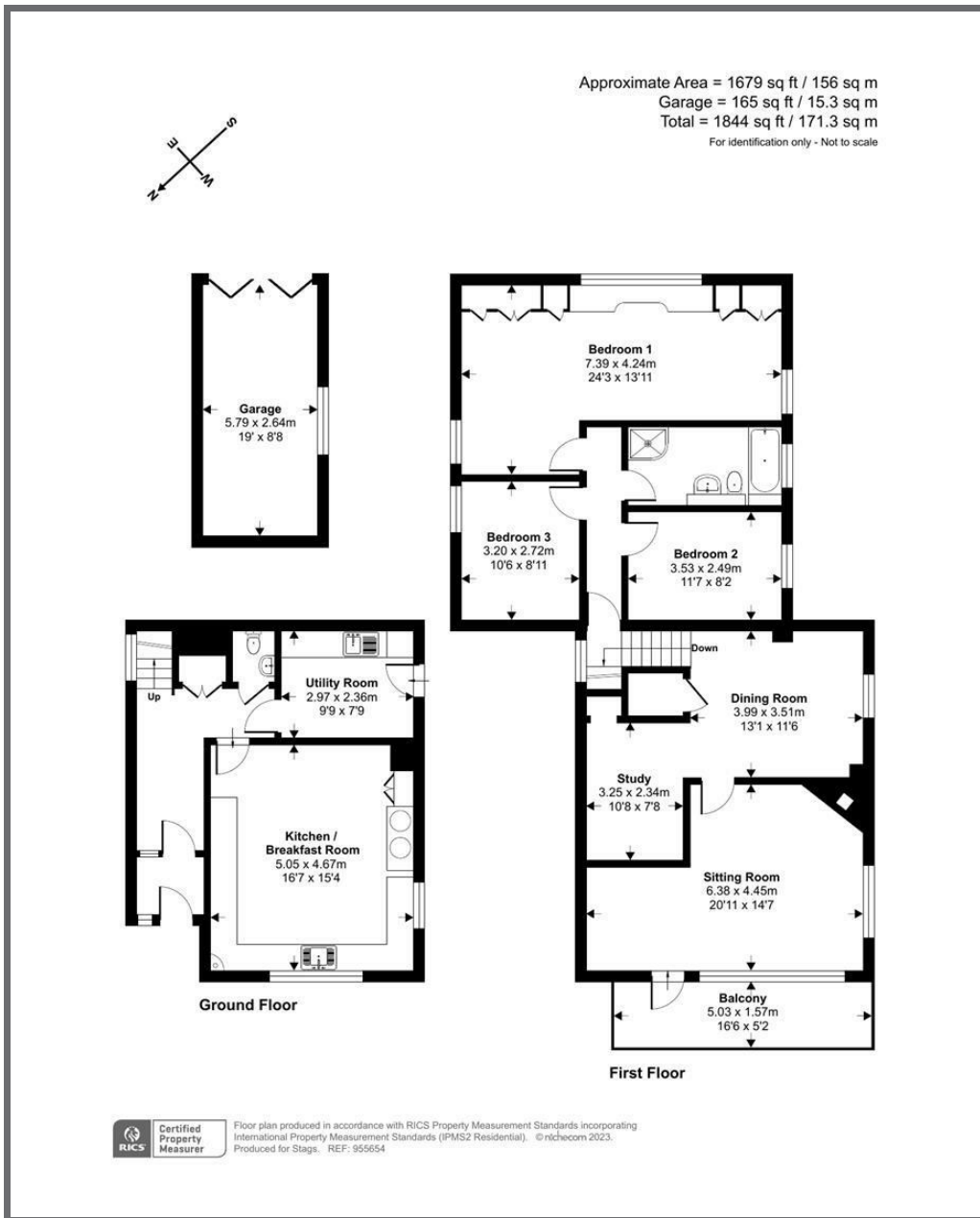
From our Dulverton office out of the town along Jury Road until you reach the A396. At this junction turn left and proceed along this road, passing through Bridgetown. Upon reaching Wheddon Cross, turn right at the cross roads and Fairfield House drive will be found shortly on the right hand side.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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