



Brendon Cottage, Kingsbridge



Brendon Cottage,

Luxborough, Watchet, TA23 0SH

A character thatched early 19th century Grade II listed semi detached two bedroom cottage situated in an elevated central Exmoor village position with delightful views over the surrounding countryside.

- Period Charm & Character Throughout
- Unique Grade II Listed Thatched Cottage
- Raised Terrace with Far Reaching Countryside Views
- Popular Exmoor Village Location
- Useful Outbuilding With Home Office Potential
- Sitting Room With Inglenook Fireplace
- Council Tax Band D
- Freehold
- EPC E

Guide Price £340,000

Situation

The village of Luxborough comprises the hamlets known as Churchtown, Kingsbridge and Pooltown all nestled in an unspoiled valley within Exmoor National Park. Luxborough has the benefit of a church, the popular village hall and the renowned Royal Oak Inn.

The wonderful historic village of Dunster is 4.5 miles north and Roadwater is 4 miles to the east. Roadwater has a local shop, post office, village hall, an inn and is situated approximately 4 miles from Williton, which has a larger range of shops providing for day to day needs.

The County town of Taunton, which is 20 miles away, has extensive retail and commercial facilities, together with access to the M5 and a main line rail station with fast trains to London. There are three independent schools at Taunton as well as the County cricket ground.



The Exmoor National Park offers wonderful opportunities to walk and ride on the open moorland and in the wooded river valleys. The coast to the north is within easy reach and provides a wealth of water sports such as sailing and surfing.

Description

Situated in an elevated central village position this character property enjoys delightful views over the surrounding countryside and is believed to date back to the early 19th century. Brendon Cottage is formerly one of a group of Chargot Estate Cottages and therefore boasts a wealth of period charm & character throughout.

Brendon Cottage is a south west-facing two bedroom semi detached thatched property complemented by pretty gardens with a large sun-drenched raised patio which provides fantastic elevated far reaching views across surrounding countryside.

Outside

Steps lead up to the front door with a pathway leading to the rear of the property with an enclosed paved patio. There is a raised lawn area to the side with flower & shrub beds, concealed oil tank. There is a useful outbuilding with light and power that has potential to be improved for home office or studio space subject to usual permissions. Steps in the garden lead up to an elevated terraced patio with outside lighting & smart wrought iron railings making an ideal alfresco dining area whilst enjoying wonderful views across the village & the local countryside.

Directions

From Taunton take the Minehead road. At Bishops Lydeard turn left onto the B3224 to Elworthy Cross. Continue straight across the junction at Elworthy Cross and continue on the B3224 to the Raleigh's Cross Inn and continue west. After about 1 mile take the right hand fork by the Methodist Chapel continuing on the B3224 towards Wheddon Cross. After about 2 miles take the right hand junction to Luxborough and continue down the hill towards the village. On arriving in the village follow the road through passing the Village Hall on your left hand side Brendon Cottage can be found shortly on your right hand side.

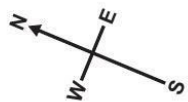
Services

Council Tax Band D, Somerset Council, Central Heating Oil Fired Boiler, Fibre Broadband Superfast Highest Available Upload Speed 20 Mps, Highest Available Download Speed 80 Mps. Mains Drainage, Mains Electricity. Mobile phone coverage EE

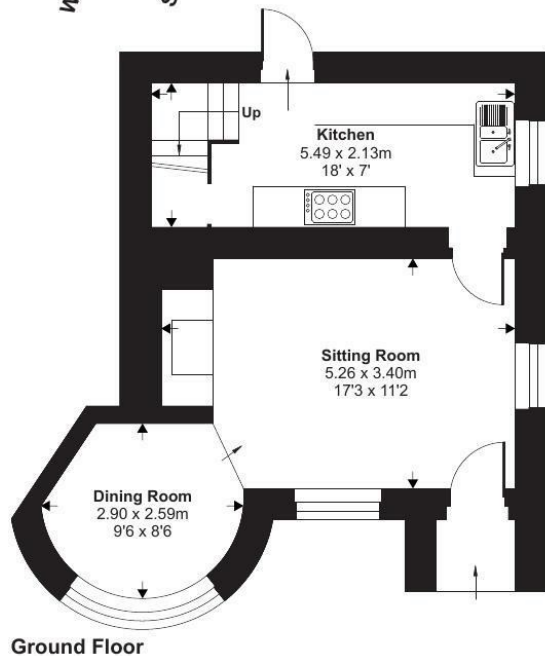
Viewing Arrangements

Strictly via the agent please. Stags Dulverton 01398323174

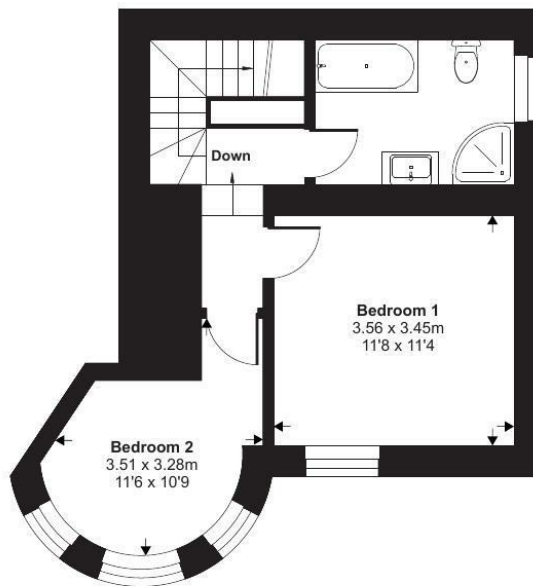




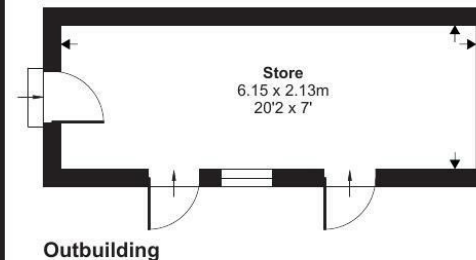
Approximate Area = 802 sq ft / 74.5 sq m
 Outbuilding = 141 sq ft / 13 sq m
 Total = 943 sq ft / 87.5 sq m
 For identification only - Not to scale



Ground Floor



First Floor

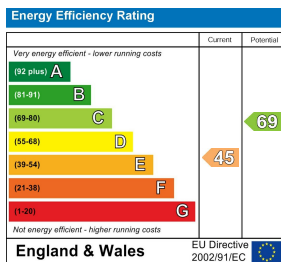


Outbuilding



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlhcom 2024. Produced for Stags. REF: 1101134

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