



Allandale



Allandale

Pixton Park, Dulverton, TA22 9HW

Close to Town Centre. Tiverton 14 Miles. Taunton 26 miles

A unique renovation project opportunity on the edge of the Pixton Park Estate surrounded by beautiful countryside within easy distance of Dulverton town center with ample parking, gardens and outbuildings. Council Tax Band F, EPC F, Freehold

- Exciting Renovation Project
- Gardens
- 0.48 acre
- Council Tax Band F
- Freehold
- Far Reaching Countryside Views
- Outbuildings
- Walking Distance To Dulverton centre
- Exmoor National Park
- EPC F

Guide Price £425,000

Situation

The property Allandale, is superbly positioned on the edge of Pixton Park Estate, a rare opportunity to purchase such a position on the edge of Dulverton. The property is within easy reach of the amenities of central Dulverton town.

Dulverton nestles in the Barle River valley enjoying many riverside walks and is known as The Gateway to Exmoor. The town has a strong community and provides good day-to-day shopping together with three churches, post office, chemist, medical, dental and veterinary surgeries and a well-supported town hall. In addition, there are good restaurants and recreational facilities including squash courts, all-weather tennis courts, football and cricket pitches.

Tiverton (14 miles) offers further shopping and entertainment facilities and the well-known Blundells School together with easy access to the M5 and mainline railway station at Tiverton Parkway.



Situated within the Exmoor National Park, the property is ideally located to take advantage of the extensive walking. The North Devon coastline has an excellent range of beaches from which to enjoy numerous water sports, whilst Wimbleball Lake is just 6 miles away.

Description

Situated in an elevated position surrounded by delightful countryside and the property enjoys wonderful views whilst being close to the amenities of Dulverton.

Allandale would benefit from extensive refurbishment throughout the property and currently the accommodation offers 2218 sq ft of space. The current arrangement comprises on the ground floor of kitchen, family room, dining room, utility room with downstairs WC and additional reception rooms and the fourth bedroom. The accommodation is open to interpretation and there is the opportunity to develop however suits.

The first floor has three bedrooms and family bathroom.

Outside

Outside, the property benefits from a large garden of approximately 0.43 acre as well as ample parking and outbuildings/ garaging amounting to 1,166 sq ft.

Allandale is approached by a private track, please note that the track is owned by the neighboring landowner. The track has shared access with Pixton Park House for them to use as a footpath to Dulverton.

Services

Oil fired central heating. Mains electricity. Drainage by way of septic tank which would require updating. Spring private water supply in the neighbouring land, mains water supply runs along the track next to the property



Approximate Gross Internal Area = 227.2 sq m / 2446 sq ft
 Garage = 108.3 sq m / 1166 sq ft
 Outbuilding = 7.8 sq m / 85 sq ft
 Total = 343.4 sq m / 3697 sq ft

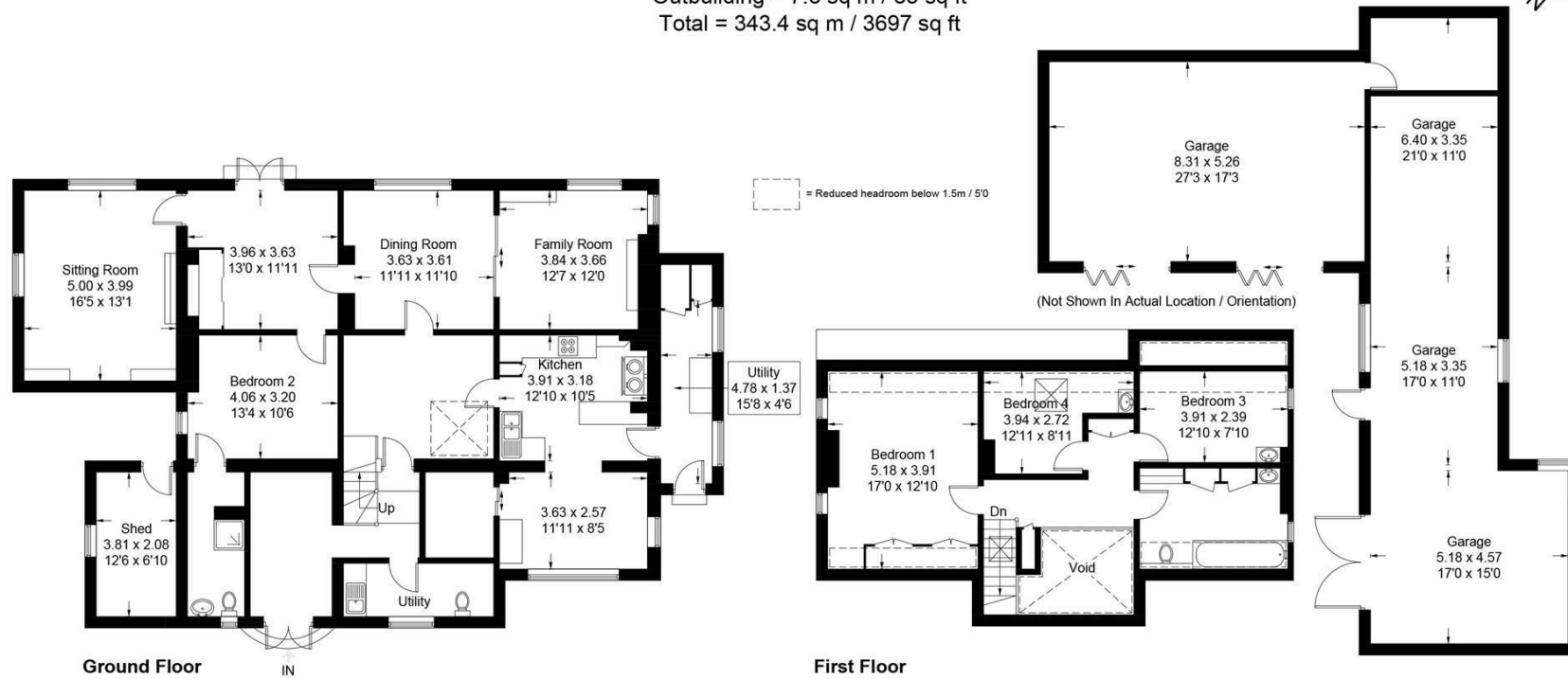


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1062095)

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			
(81-91) B			
(69-80) C			77
(54-68) D			
(39-54) E			
(21-38) F		29	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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