



16 Bury



# 16 Bury

, Dulverton, Somerset TA22 9ND

Dulverton 2 miles / Tiverton 13 miles / Taunton/M5 22 miles

An attractive 3/4 bedroom semi detached period cottage with generous gardens, stone outbuildings and ample parking located in the popular Exmoor village of Bury. Freehold, EPC D, Council Tax Band D

- Exmoor National Park
- Ample Parking
- Generous Gardens
- EPC D
- Outbuildings
- Council Tax Band D
- New Boiler April 2024
- Freehold

Guide Price £475,000

## Situation

16, Bury is located within the Exmoor National Park in the heart of the sought-after village of Bury at the foot of Haddon Hill. This quiet village is situated in the Haddeo River valley and is known for its historic packhorse bridge, the ford through the river and its surrounding footpaths and bridleways. Dulverton (2 miles) offers a variety of shops, a post office, chemist, doctors, veterinary and dental surgeries, library, primary school and three churches. There are also good recreational facilities.

Tiverton, (13 miles south) 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.

The property is ideally located to take advantage of the walking and riding on the wonderful heather and gorse clad moorland slopes and the beautiful river valleys. Haddon Hill and Wimbleball Lake are both just a few miles away and offer riding, walking, sailing and fishing as well as many other recreational pursuits.



## Description

16, Bury is the more substantial half of an attractive pair of semi detached cottages. The property comprises of three/four bedrooms, kitchen and dining room with large sitting room benefiting from an attractive inglenook fireplace. There are useful outbuildings, currently used as a workshop, log store and utility room and ample parking for multiple vehicles with overall a generous sized garden.

## Accommodation

The ground floor comprises of a kitchen separate dining room and large sitting room. Both the dining room and sitting room benefit from log burners and fireplaces. Stairs lead up from the kitchen to the first floor. Upstairs are four bedrooms and family bathroom. Bedroom four is accessed through Bedroom one and would therefore make an ideal dressing room and/or bedroom 4.

## Outside

Behind the property is a stone outbuilding which creates a useful courtyard area along the back of the cottage. Currently this building is used as a store, utility room, wood store and workshop. There is power to the building.

The gardens and grounds surround the property front and back and the driveway leads up passed the front lawns to an expansive parking area to the rear of the property.

## Services

Council Tax Band D - Somerset West & Taunton (west Somerset)

Ofcom Predicted available ultra fast broadband - 1000 Mbps (download speed) - 220 Mbps (upload speed), Indoor mobile phone reception all providers unlikely. Outdoor voice and data, EE, 02, Three, Vodafone - likely

Oil central heating, private drainage and private water, provided by Bury Water Company annual charge £200

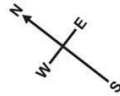
## Directions

From Dulverton, take the B3223 road out past the music shop over Hele Bridge to the junction with the A396 Minehead road. Turn right onto this road and take the second left sign posted 'Bury', follow this lane known as Dyehouse Lane into Bury Village and on the right hand bend go straight ahead and 16, Bury can be found on your left hand side.

## Agents note

The sporting rights are owned by the Badgeworthy Land Company, please ask the agent for further details



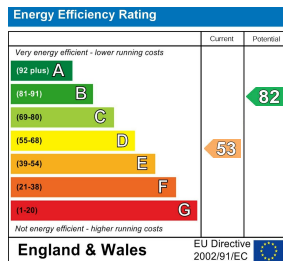


Approximate Area = 1386 sq ft / 128.7 sq m  
 Outbuildings = 419 sq ft / 38.9 sq m  
 Total = 1805 sq ft / 167.6 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Stags. REF: 1107349

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