



Higher Woolcotts & Woolcotts Cross Cottage









# Higher Woolcotts & Woolcotts Cross

Brompton Regis, Dulverton, Somerset, TA22 9NX

Wimbleball Lake 0.5 miles. Brompton Regis 1.5 miles. Dulverton 5.5 miles.

A substantial well-presented 15th century Exmoor farmhouse with beautiful gardens, close to Wimbleball Lake, comprising 5 bedrooms, 3 reception rooms, 3 bathrooms, and double garage. Located 50m away is the successful 2 bedroom holiday cottage.



- 5 Bedroom Farmhouse
- 3 Reception Rooms
- 2 Bedroom, Detached Successful Holiday Cottage
- Double Garage
- Approximately 4000 sq ft
- Council Tax F
- Freehold
- EPC E

Guide Price £995,000

## Stags Dulverton

13 Fore Street, Dulverton, Somerset, TA22 9EX

01398 323174 | [dulverton@stags.co.uk](mailto:dulverton@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty



### Situation

Higher Woolcotts occupies a peaceful setting within the beautiful countryside of Exmoor National Park, close to the scenic Wimbleball Lake. Nearby, Haddon Hill provides endless opportunities for picturesque walks and horse riding. The nearest village is Brompton Regis with a church, public house and community run village store.

The sought after town of Dulverton has a number of fashionable boutique style shops, school, health centre and popular restaurants. Also conveniently close is the village of Wiveliscombe. Taunton and Tiverton are within a comfortable distance, both having main line stations to London Paddington and both have M5 motorway junctions providing fast and easy access to Exeter, Bristol and London.

### Description

Higher Woolcotts Farm is an immaculately presented 5 bedroom traditional farmhouse providing spacious accommodation with inglenook fireplaces, exposed beams, making for a characterful home. The property benefits from ample parking, pleasant gardens and Woolcotts Cross Cottage, provides an additional source of income. The cottage is set away from the farmhouse providing ideal separation. Both the farmhouse and the cottage have been significantly improved by the current owners including new doors and windows.

### Accommodation

You are welcomed into Higher Woolcotts Farm by a traditional porch and reception hall with flagstone flooring. There is an adjacent downstairs WC and large cloaks cupboard.

The entrance hall leads into the formal reception rooms of the property, starting with a stunning dining room with French doors leading out into the gardens. Featuring a large, impressive inglenook fireplace this lovely room serves as a family or formal dining room. The south facing dining room and adjoining drawing room are filled with charming period features including beamed ceilings. The drawing room has access through to a rear hallway, conservatory and snug. The cosy snug boasts a large inglenook fireplace with feature bread oven and woodburning stove. The conservatory serves as a lovely garden room overlooking the south facing gardens.

Also leading off the entrance hall is the spacious well-equipped kitchen with a range of wall to ceiling cabinets, large 4 oven AGA and walk in larder. A generous breakfast area provides space for a dining table seating up to 6. Leading on from the kitchen is a sizeable utility room with direct access to the spacious double garage.

The first floor presents five bedrooms and three bathrooms. The upstairs accommodation is preceded by a sizeable landing which doubles as office space or reading area, with adjoining family bathroom. The beautiful master bedroom is exceptionally spacious with built in wardrobes and a large newly refurbished ensuite bathroom, featuring rainfall shower and freestanding bath. Bedrooms 2, 3 & 4 are large double rooms with bedrooms 3 & 4 having built in storage. There is a further family bathroom with direct access from both bedroom 5 and the rear first floor landing. Bedroom 5 has access either end and can be used as a walk-through room ideal for flexible guest room, home office or children's playroom.







### Outside

The entrance into Higher Woolcotts is via a five-bar gate that opens out into a courtyard and on to a double garage. The gardens are mostly laid to lawn and are south facing. The double garage has two additional lockable storage spaces.

### Woolcotts Cross Cottage

This delightful cottage was converted in the last 20 years and has been successfully run as a holiday cottage for a number of years, generating a good income. The current owners have significantly improved and modernised the cottage. These improvements include new UPVC windows and doors, new carpets, upgraded the electrics and consumer unit, all new radiators and completely re decorated inside and outside. Situated in glorious countryside within Exmoor National Park and just a stone's throw from Wimbleball Lake, the cottage is beautifully presented and benefits from a large private garden and parking.

Access is gained through the front door into the central hallway with hanging cupboard. The light and airy sitting room/dining room is dual aspect with high ceilings and has a wood burning stove fitted in a recess. The double aspect kitchen is well fitted with wall and base units, integral oven and hob and a door to the garden. There is a light filled double bedroom also with high ceilings and with fitted wardrobes, together with a single bedroom and the family bathroom. A five-bar gate leads to the gravelled driveway with plenty of parking. The generous garden with views over the surrounding countryside is mainly laid to lawn and is bordered with mature beech hedging.

The cottage shall not be occupied as a permanent dwelling and shall not be occupied by any one person for a period exceeding 28 days in any calendar year.

### Services

Mains water and electricity. Private drainage by septic tank. Council tax band F - Somerset West & Taunton (west Somerset) / Broadband speed 44 MBPS

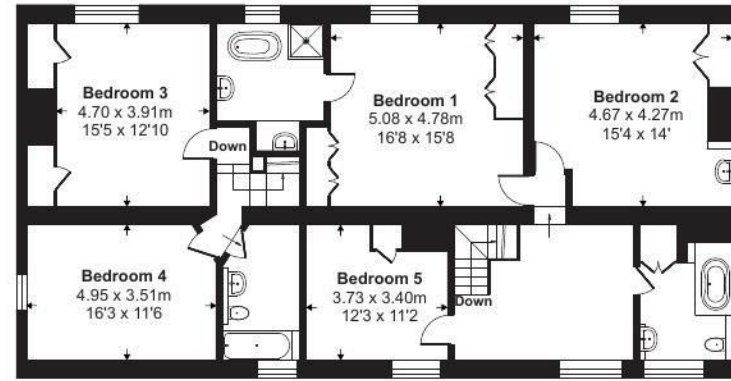
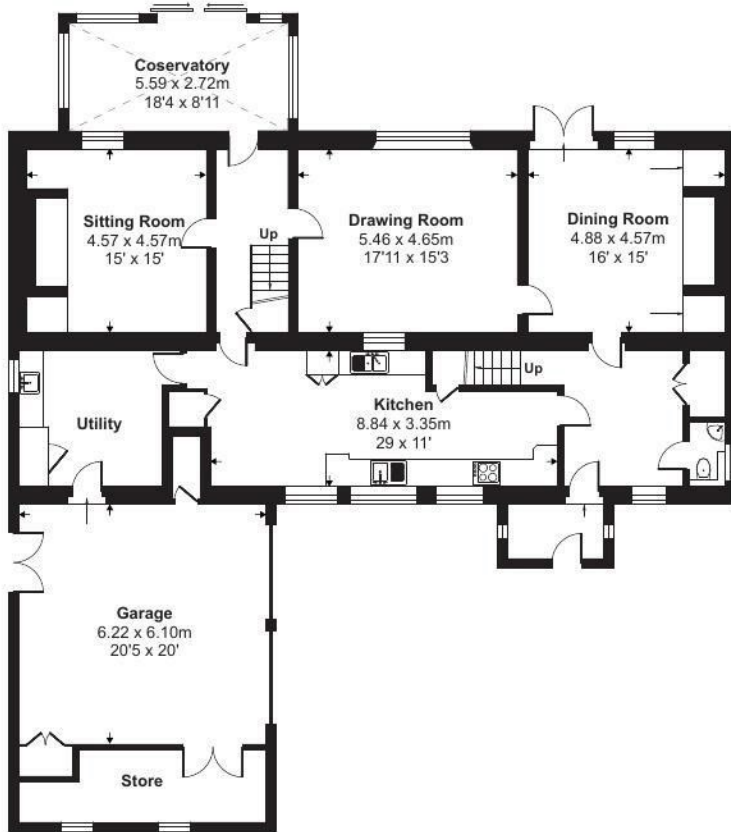
### Directions

From Taunton take the A358 to Minehead the the B3224 signed to Raleighs Cross, Wheddon Cross and Exford. Go straight over Elworthy Cross into Exmoor National Park. Pass Raleigh's Cross Inn on the left and a turning right to Wheddon Cross and after another mile turn right to Wimbleball Lake. Continue for approximately 3 miles passing over a bridge and look out for a turning right (signposted Gupworthy Ford Blagdon only). Higher Woolcotts will be seen on the right

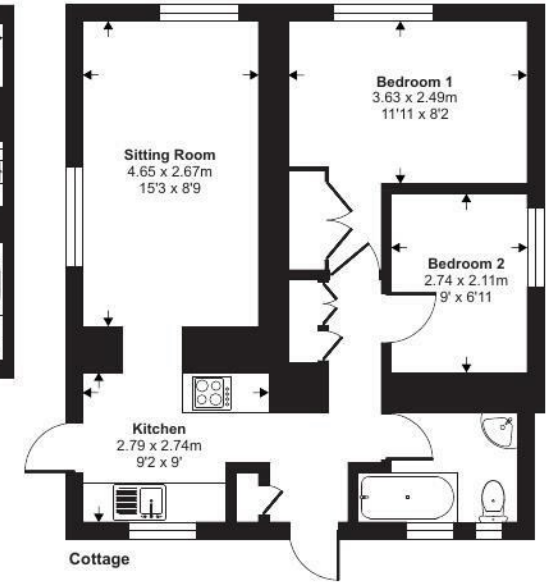


Approximate Area = 3533 sq ft / 328.2 sq m  
 Garage = 560 sq ft / 52 sq m  
 Woolcotts Cross Cottage = 559 sq ft / 51.9 sq m  
 Total = 4652 sq ft / 432.1 sq m

For identification only - Not to scale



First Floor



Cottage

Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1122045



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>			
(81-91) <b>B</b>			79
(69-80) <b>C</b>			
(55-68) <b>D</b>		49	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	







