



Ludslade

# Ludslade

Exford, Minehead, Somerset, TA24 7NT

Exford 1.5 miles. Dulverton 11 miles. Minehead 12.5 miles.

A character 4 bedroom farmhouse in a private setting with a cottage, outbuildings, lovely gardens, woodland, pond and pasture. In all 45.2 acres. EPC Bands E

- Detached 4 Bedroom Farmhouse
- Gardens
- In all 45.2 Acres
- EPC Bands E
- Detached Ancillary 1 Bedroom Cottage
- Pasture, Woodland, Meadow with Pond
- Council Tax Band E
- Freehold

Guide Price £1,200,000

## SITUATION

Ludslade occupies a very private setting surrounding by its own land within The Exmoor National Park.

Exford 1.5 miles away is a thriving village with two hotels, a general store, church, village hall and primary school. The beautiful villages of Withypool and Winsford are both close by and the delightful town of Dulverton is just 10 miles to the south, providing further facilities.

## DESCRIPTION

Ludslade is a well presented farmhouse and provides spacious four bedroom accommodation of immense charm and character exhibiting a wealth of period features including inglenook fireplaces and exposed beams. It enjoys a glorious outlook over its own land to the countryside beyond. Originally a working farm, the property is complemented by its gardens, surrounding pasture, woodland, ponds and a cottage.

## ACCOMMODATION

The front door leads into a porch, which in turn leads into the sitting room and stairs to the first floor. The kitchen/breakfast room is fitted with a range of wall and base units, integral oven and hob, a Rayburn and space for a table. The sitting room in the heart of the house has an inglenook fireplace housing a wood burner. The drawing room/dining room is a magnificent galleried room with an inglenook fireplace inset with a wood burner, glazed doors leading out to the front, stairs to the first floor and a door to the cloakroom. Also on the ground floor is a utility with an inglenook fireplace and cupboards. Leading off this room is a conservatory/boot room with door to the outside.

Upstairs is accessed by two separate staircases. There are four double bedrooms and two bathrooms.



## THE COTTAGE

On the upper floor is a dining room/sitting room with glazed doors to the rear, feature fireplace with wood burner and stairs to the lower ground floor. The kitchen is fitted with wall and base units, integral oven and hob. Also on the this level is a shower room. On the lower level is a generous sized double bedroom with an en suite bathroom. The planning consent for the cottage is ancillary residential accommodation in association with the use of Ludslade Farmhouse as a single dwellinghouse.

## OUTSIDE

The property is accessed by a private drive leading to the house and parking. To the front and side of the house are established gardens and grounds with herbaceous borders, shrubs and lawn. Below the gardens is a meadow with spring fed pond. Opposite the house is a useful collection of old stone piggery buildings and in the meadow there are brick outbuildings for storage and logs.

## THE LAND

The land is made up of a mixture of pasture and woodland. The land to the north side of the entrance drive is suitable for either grazing or mowing and are well fenced. The four fields to the east of the house are suitable for grazing and are well fenced. The remaining land is sloping woodland which leads down to pretty meadow fields with two ponds and a stream.

## SERVICES

Mains electricity, private water (spring) and drainage (Treatment Plant). Ofcom predicted broadband services - Standard 18 Mbps download 1Mbps Upload. Ofcom predicted mobile coverage for voice and data: Internal and External EE Voice and Data limited, O2 Voice and Data limited, Vodafone voice likely, Data limited. Heating: Oil fired central heating, Local authority: Somerset West and Taunton Council.

## COUNCIL TAX

Council Tax Band E

## WAYLEAVES

This property is sold subject to any wayleaves and easements whether mentioned in these particulars or not.

## AGENTS NOTE

There is a public bridleway on the property that provides wonderful access to the surrounding countryside.

## DIRECTIONS

Arriving from the south, on reaching Exford head over the bridge by The White Horse Inn and continue to the village centre. Turn left at the triangle in front of The Crown Hotel, following the sign saying Cloutsham and Porlock. Follow this road heading west for about ¼ of a mile. Bear to the right up the hill at the fork in the road, signposted Cloutsham and Porlock. Follow this lane heading north for about ¼ mile, around two sharp bends and continue up the hill you will come to the first house on the left (Mill Lane House). 200yds past this house you will find on the right the gated entrance to the Ludslade driveway.

## WHAT3WORDS

///costly.passage.relaxing



A group of approximately ten cattle, including black, brown, and white-and-black Friesian types, are standing in a lush green field. The background features a line of trees and a bright, cloudy sky.



| Energy Efficiency Rating                                                                                                                                                                 |  | Current | Potential |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b><br>(81-81) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b> |  | 41      | 87        |
| Not energy efficient - higher running costs                                                                                                                                              |  |         |           |

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