



Exe Vale House







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Minehead, , TA24 7JE

6.4 miles Dulverton 25.5 miles Taunton 13 miles Tiverton

A beautifully renovated substantial Edwardian village house, with traditional stables, outbuildings, studio, paddock and formal gardens



- Immaculately Presented & Recently Refurbished
- Paddock Throughout
- Formal Gardens
- Stables and Outbuildings
- Winsford, Conservation Area Within Exmoor National Park
- Freehold
- Studio
- Over 4300 sq ft
- Council Tax Band G
- EPC E

Guide Price £1,400,000

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Situation

Exe Vale House is set in the heart of the sought-after Exmoor village of Winsford. Winsford is an attractive village in the Exe Valley where the River Exe and the Winn Brook meet and there are eight bridges and a ford. It is only a short walk to the parish church, village hall and the famous 12th Century Royal Oak Inn which provides an in-house village shop. There are also tennis courts and a cricket pitch in the village.

The Exmoor National Park delegated the centre of Winsford as a Conservation Area.

Winsford is ideally located to take advantage of the excellent opportunities to walk and ride on the open slopes of the moor and in the lovely river valleys of the Exmoor National Park.

Description

Exe Vale House is a substantial detached Edwardian country, village house, and is complimented by stables, outbuildings, studio, paddock and formal gardens located within the popular village of Winsford in the heart of the Exmoor National Park.

The property has very recently undergone a thorough and thoughtful refurbishment including but not limited to an entirely new roof as well as re-felting and guttering, high quality replacement wooden sash windows and new wiring, exterior painting, new kitchen and bathrooms and re-decoration throughout and re-surfaced driveway.

Accommodation

You are welcomed into Exe Vale House through an enclosed porch with a Victorian tiled floor and a beautiful front door adorned with pretty etched glass panels. Once inside you are immediately greeted by an elegant entrance hall which sets the tone of the whole house, high ceilings, beautifully presented throughout and rich parquet flooring. Leading off the entrance hall is the double aspect elegant formal dining room with stunning sash windows benefiting from views over the formal gardens, detailed corncicing and dark wood flooring is a beautiful feature throughout the house. Adjacent to the dining room is the sitting room a very pleasant room with marble fireplace and wood burning stove and french windows leading directly onto the patio outside, an ideal spot for alfresco dining and to enjoy the formal gardens. At the end of the entrance hall is a bathroom.

The drawing room is a room filled with natural light due to the large bay window and south facing aspect enjoying views over the gardens. The room benefits from a large fireplace with wood burning stove. To the other side of the hallway is the stunning kitchen breakfast room all newly refurbished with stone flagstones and floor to ceiling fitted units with a substantial island with sink and extra storage units within. A feature of the room is the electric Everhot and the four sash windows allowing for plenty of natural light and views across the courtyard and onto the stables. Off the kitchen is a practical utility space ideal for dog room and or/boots and coats with a back door and downstairs WC. Beyond the utility room is a traditional larder with a cold slab. At the other end of the kitchen is a study, with parquet flooring and fireplace which is ideal as a home office, play room or informal sitting room.

The first floor is framed by a spacious landing. The primary bedroom is a real feature room with four sash windows overlooking the gardens and an adjacent dressing room and bathroom. Bedroom 2, 3, 4 and 5 are all generous double rooms benefiting from period features and wooden flooring throughout. There is also a shower room and separate WC on this floor, both the shower room and bathroom have been newly refurbished.

Off the landing there is a short staircase that leads down to what was formally the housekeepers room and bedroom 6. This space which is slightly separated from the rest of the accommodation would be ideal as either home offices, hobbies room or children playrooms/games rooms. This same stair case leads up to a substantial loft space on the second floor with plenty of potential for various uses or just ideal storage space.





Outside

The property is approached through a gated entrance over a recently re-tarmac driveway providing ample parking and an extensive range of outbuildings including a beautiful traditional brick built stable block. The stable block consists of five loose boxes and tack room with electric and water supply. There is also a range of further outbuildings including garden stores, gardeners WC, pole barn, greenhouse and garden sheds.

There is a fantastic spacious detached purpose built studio with mains electric which is suitable for the opportunity to work from home or indeed, conversion to further living accommodation if required, subject to any necessary planning consent. There is a boiler room with two oil fired boilers and an oil tank.

There is an enclosed paddock along with beautiful formal gardens laid mainly to level lawns with a wide variety of shrubs and apple and plum fruit trees. The whole property measures 1.92 acres in total.

Directions

From Dulverton take the A396 towards Wheddon Cross and Minehead. After approximately 3/4 mile beyond Bridgetown, turn left signposted Winsford. As you enter the village Exe Vale House can be found on your left hand side.

Services

Mains electricity, water (metered) and drainage. Oil fired central heating. Electric car charging point
Ofcom Predicted Broadband - Superfast, 24-100Mbps 84.3% availability Ultrafast 100-999Mbps
Mobile phone signal, EE, Three, O2, Vodafone, Internal Voice & Data None, External Limited)2 & Vodafone Limited



Approximate Area = 4333 sq ft / 402.5 sq m
 Outbuilding(s) = 2466 sq ft / 229.1 sq m
 Limited Use Area(s) = 118 sq ft / 11 sq m
 Total = 6917 sq ft / 642.6 sq m

Denotes restricted head height

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Stags. REF: 1125032



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



