



Combe Lodge





# Combe Lodge

Cutcombe, Minehead, Somerset, TA24 7AH

Dulverton 10 miles, Minehead 9 miles, Taunton/M5 22 miles

An substantial 4 bedroom house situated in an elevated position with generous gardens, parking, double garage and countryside views. Further garden available by separate negotiation.

- Detached 4 Bedroom House
- Kitchen/Breakfast room
- 2 Reception Rooms
- 4 Bedrooms 3 Bath/Shower Rooms
- Generous Gardens, Parking and Double Garage
- Further Area of Garden available By Separate Negotiation
- Freehold
- EPC Band E, Council Tax Band E

Guide Price £550,000

## SITUATION

Combe Lodge is set off a quiet lane on the edge of Cutcombe close to Wheddon Cross. Wheddon Cross has a pre and first school, a general store incorporating post office and fuel pumps, a pub, and the local church is in Cutcombe. Close by is the famous Snowdrop Valley and 9 miles to the north is the coastal town of Minehead, which offers a more comprehensive range of shopping and recreational facilities. Cutcombe is ideally located to take advantage of the excellent opportunities to walk and ride on the open slopes of the moor towards Dunkery Beacon and in the lovely river valleys of the Exmoor National Park.

The county town of Taunton (22 miles) has extensive retail and commercial facilities, together with three independent schools and the Somerset County Cricket Ground. There is access to the M5 motorway (Junction 25) and a main line station with fast trains to London Paddington and the North. Exeter (42 miles) has excellent amenities and an international airport.

## DESCRIPTION

Combe Lodge is a substantial house with rendered elevations and enjoys an elevated position with countryside views. It is complemented by its generous gardens, garage and parking. There is a further area of garden adjoining the rear garden which is available by separate negotiation.





## ACCOMMODATION

The entrance porch leads into the reception hallway with stairs to the landing. The kitchen/breakfast room is fitted with a range of units, Heritage Cooker, space for a table and views over the front to the countryside beyond. The large L shaped double aspect sitting room has a wood burning stove on a slate hearth and glazed doors leading into the dining room. The double aspect dining room is a good sized room with feature fireplace and glazed doors to the garden. Also on the ground floor is a cloakroom and a utility room which is fitted with a sink unit, space for white goods and door to the double garage.

Upstairs the master bedroom has lovely views over the front garden and to the countryside beyond, fitted wardrobes and en suite bathroom. Bedroom two is a good sized double with views over the rear garden, walk in wardrobe and en suite shower room. There are two more double bedrooms and the family bathroom.

## OUTSIDE

The property is approached off the council lane into a tarmac drive leading to the double garage, parking and a turning area. The generous sized front garden which enjoys lovely views is mainly laid to lawn with shrubs and high boundary hedges. The rear garden again is a good size with hedges giving it much privacy. There is a timber garden shed. A gate leads through to a further area of garden which is available by separate negotiation. Please ask the agents for details.

## SERVICES

Mains electricity, water and drainage. Oil central heating. Ofcom predicted broadband services - Standard: 5 Mbps download 0.7Mbps Upload. Superfast: 43 Mbps download 8 Mbps. Ofcom predicted mobile coverage for voice and data: Internal - EE. Internal voice and data limited. External - EE, Three likely, 02 Voice likely Date limited, Vodafone Voice likely Date limited. Heating: Oil central heating. Local authority: Somerset West and Taunton Council.

## VIEWING

Strictly by appointment with the agents please.

## DIRECTIONS

Follow the A396 from Dulverton to Wheddon Cross and on reaching the village turn right to Cutcombe just after the cross roads. Bear left by the school into Cutcombe and continue through the village. Just before the lane turns back on itself Combe Lodge will be found on the left hand side.

## COUNCIL TAX

Council Band E

## WHAT3WORDS

///sparrows.feels.muscular





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		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	43	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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