



The Old School



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Brompton Regis, Dulverton, TA22 9NL

Dulverton 4.5 miles, Minehead 14 miles, Taunton 21 miles.

A charming former school offering spacious accommodation with far reaching views, garden and parking.

- Converted Former School
- 2 Reception Rooms, 3 Double Bedrooms.
- Parking
- No Chain
- Lovely Far Reaching Views
- Garden
- Large Attic Space Suitable for Conversion (Subject to Necessary Permissions)
- Freehold. Council Tax Band C. EPC Band F

Guide Price £339,000

SITUATION

The property is located in the popular village of Brompton Regis which has a strong community with a church, a comprehensive community shop and a village hall that offers many activities. There are buses from the village to schools in Minehead, Tiverton and Taunton.

The delightful town of Dulverton is just 5 miles to the south and Minehead is 14 miles to the north providing excellent amenities and schooling. Dulverton, well known as 'The Gateway to Exmoor' has a busy community and provides good day to day shopping together with three churches, post office, chemist, medical, dental and veterinary surgeries and a well-supported town hall. There are also good restaurants, an inn and recreational facilities including squash courts, all-weather tennis courts, football and cricket pitches.

The county town of Taunton (21 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 (32 miles) has excellent amenities and an international airport.

Wimbleball Lake is within close proximity which offers many water activities, a cafe and beautiful walks.



DESCRIPTION

Located in the centre of the village in an elevated position with lovely countryside views, this former school now offers bright and comfortable accommodation with parking and garden. There was previous plans to convert the loft to provide further accommodation, which would offer significant further living space (subject to the necessary planning permissions).

ACCOMMODATION

The front door leads into a generous hallway. The double aspect sitting room with feature fireplace inset with a wood burner enjoys lovely views to the front. The dining room is a spacious room again with views. The kitchen is fitted with a range of wall and base units and space for a small table. Leading off the kitchen is a utility room housing the boiler and plumbing for a washing machine. Also accessed off the kitchen is the garden room giving access to the outside.

The master bedroom is double aspect with a cloakroom. There are two further double bedrooms and the family bathroom.

OUTSIDE

The property is set back from the road, with a gated entrance leading to the large school yard to the side of the property which currently offers off road parking, garden borders, a timber shed and a seating area, but also offers the potential to create a larger garden area including lawn if required. A large pretty border fronts the property together with an access path to the front door, a side path with original tiling leads to a small rear patio area. The property is bordered to the front by original stone walls on top of which alpinas are currently grown.

SERVICES

Mains electricity, water and drainage. Broadband Standard: 5 Mbps Download 1 Mbps Upload. Ultrafast: 1000 Mbps Download 220 Mbps Upload available. Ofcom predicted mobile coverage for voice and data: Internal - None. External: EE and Three Limited, Vodafone Likely and O2 voice limited Data None. Local authority: Somerset Council.

VIEWING

Strictly by appointment with the agents please.

COUNCIL TAX

Band C

DIRECTIONS

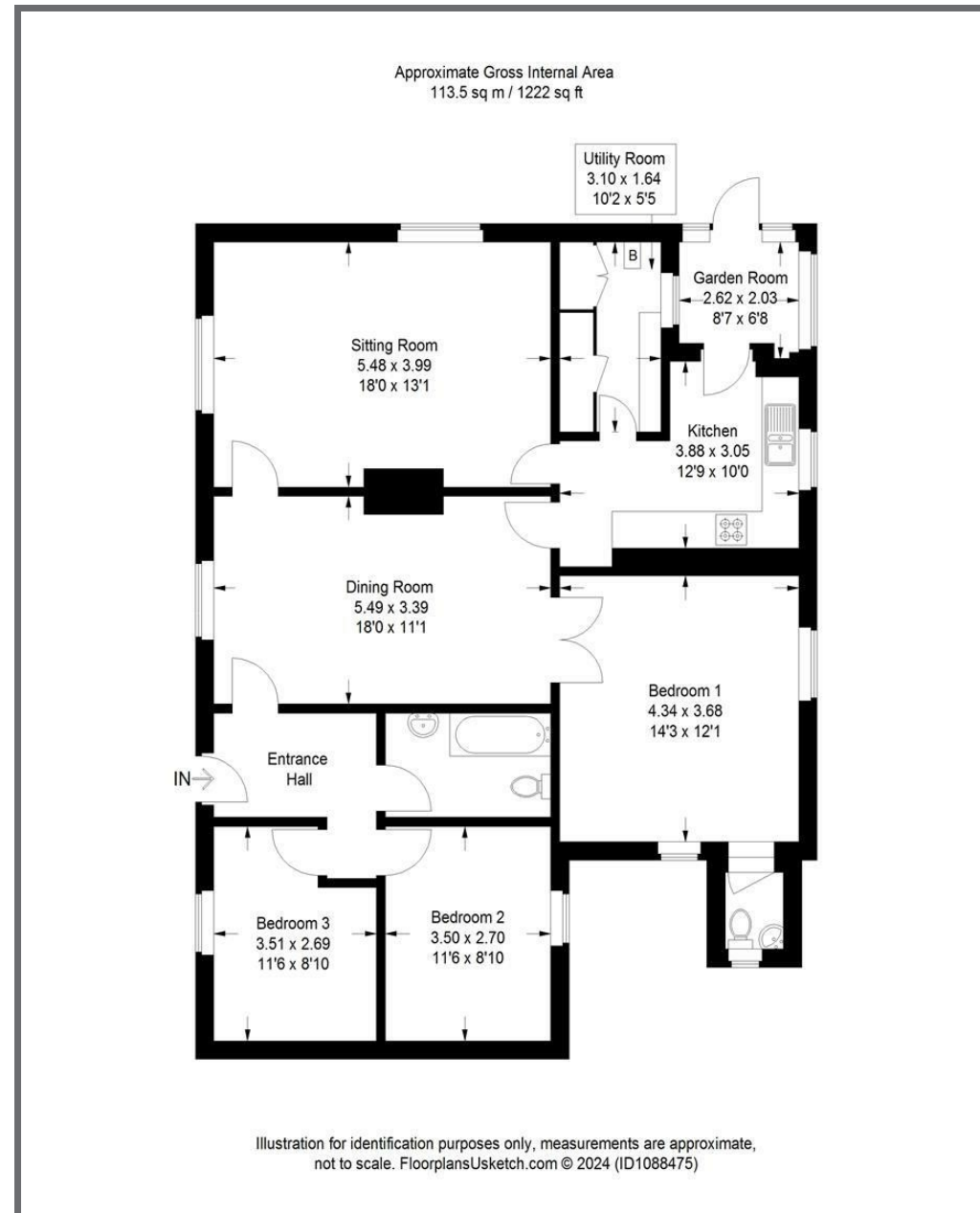
From our Dulverton office proceed in an easterly direction along the B3222 for approximately one and a half miles, taking the right hand turn onto the A396. Immediately take the first left up the hill signposted Brompton Regis. After two miles turn right to Brompton Regis. In the village the property is on the left just before the church on the right.

WHAT3WORDS

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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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	27	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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