



Riverside



# Riverside Great House

Timberscombe, Minehead, Somerset, TA24 7TQ

Timberscombe Village. Minehead 6 miles. Taunton 25 miles.

Riverside is a four bedroom detached property located in the heart of the popular Exmoor village of Timberscombe benefiting from a conservatory, garden, off road parking and large garden shed.

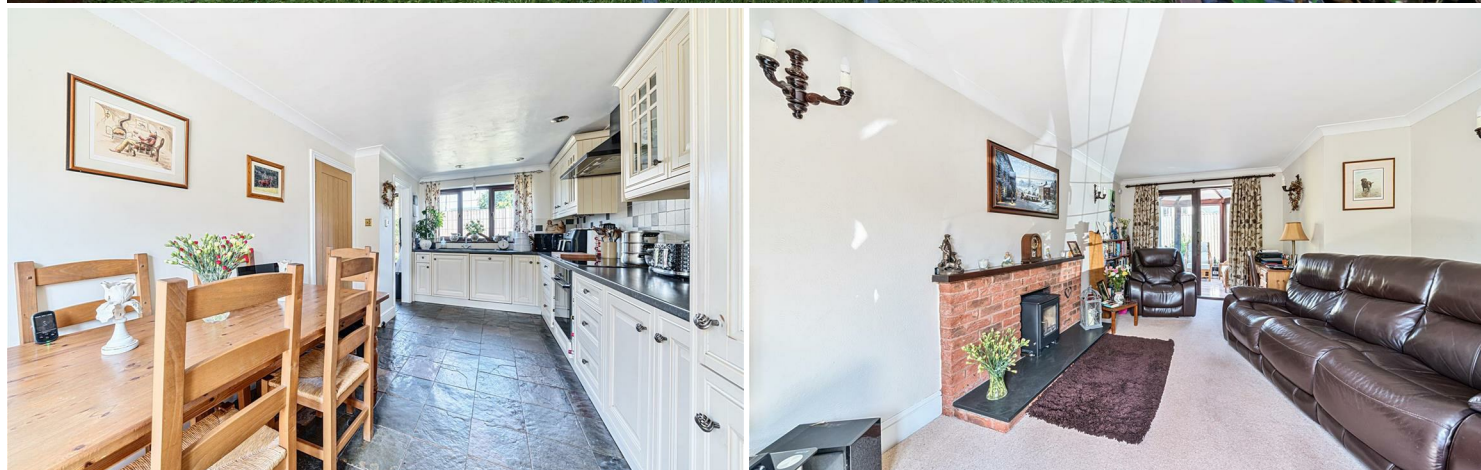
- 4 Bedroom
- Exmoor Village Location
- Garden
- Freehold
- Ample Parking
- Storage Shed
- Conservatory
- EPC D & Council Tax D

Guide Price £498,000

## Situation

Riverside is situated off a quiet lane in the village of Timberscombe. It is well situated to take advantage of the wonderful walking on this particularly beautiful part of Exmoor with good access to Dunkery Beacon, Grabbist and Croydon Hill. Timberscombe has a post office, a church, a village hall and an inn and Wootton Courtenay has a church and a village shop. The historic village of Dunster is 2.5 miles away and the coastal resort of Minehead, with more comprehensive shopping facilities, is just 4 miles to the north.

The county town of Taunton, which is 25 miles to the east, has excellent retail and commercial facilities, together with access to the M5 and main line rail station with trains to London. In Taunton there are three independent schools and good recreational opportunities, including Somerset County Cricket Ground and Taunton Racecourse.



## Description

Riverside is a four bedroom detached property located in the heart of the popular Exmoor village of Timberscombe benefiting from a conservatory, garden, off road parking and large garden shed. The property has pleasant views to surrounding countryside.

## Accommodation

You are warmly greeted into Riverside by a good sized hallway, either side of the hallway is the sitting room and kitchen. The sitting room is a spacious room overlooking the front of the property with a modern conservatory at the back. The sitting room benefits from a fireplace with log burning stove. The kitchen has room for a table and chairs to have a dining room area with a double aspect outlook and well equipped with floor to ceiling units. Off the kitchen is a useful utility room and back door into the garden. There is also a downstairs WC off the hallway and handy under stairs cupboard.

On the first floor there are four good sized double bedrooms, with a family bathroom

## Outside

The front of the property is approached from Great House Street with a tarmac hard standing driveway with parking for several cars. A conifer hedge in front of the wall gives further privacy to the front of the house. There are also well stocked shrub and flower borders. Pathways lead round to gates giving access to the rear garden which is completely enclosed. To the right of the property is a large wooden tool storage shed with work bench and ample room for storage.

## Directions

From the A39 coastal road, turn right at the traffic lights at Dunster onto the A396 and continue through the village of Dunster in the direction of Timberscombe. On reaching Timberscombe turn left into Brook Street, and then take the next left into Great House Street. Follow this small road and the property will be found on your left hand side



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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		59	74
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1159 sq ft / 107.6 sq m  
 Limited Use Area(s) = 16 sq ft / 1.4 sq m  
 Outbuilding = 120 sq ft / 11.1 sq m  
 Total = 1295 sq ft / 120.1 sq m

For identification only - Not to scale

Denotes restricted head height

**First Floor**

**Ground Floor**

**Outbuilding**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Stags. REF: 1138371