



North Glebe





# North Glebe

Winsford, Minehead, TA24 7JF

Exmoor National Park Winsford Village Dulverton 7 miles  
Taunton 26 miles

An immaculately presented four bedroom semi detached period property situated in an elevated position with a large garden and wonderful countryside views.

- Immaculate Period Property
- Edge of Village Location
- Elevated Position With Wonderful Views
- Versatile Accommodation
- Attractive Large Gardens
- Parking and Garage
- Further Garage and Parking by Separate Negotiation
- Freehold. EPC Band. Council Tax Band E

Guide Price £595,000

## SITUATION

The property occupies a stunning location, on the edge of the much sought-after village of Winsford in the heart of the Exmoor National Park. Winsford has a strong community and is home to the 12th Century Royal Oak Inn. The Village supports many opportunities for activities with its two tennis courts, cricket pitch and a busy and well maintained Village Hall offering many events from sport to music. Opportunities for outdoor pursuits are abundant with diverse footpaths, bridleways and cycle paths in the local area.

Dulverton (7 miles) has a strong 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. In addition, there are good restaurants and recreational facilities including squash courts, all-weather tennis courts, football and cricket pitches.

The coastal town of Minehead, 12 miles to the north, provides a variety of additional amenities, including a choice of shops, large supermarkets and leisure facilities. Secondary schooling is available at Minehead. Tiverton has a mainline railway station with regular services to London Paddington taking under two hours. The County Market town of Taunton is 23 miles to the east and offers a further wide range of shops and amenities, several highly sought after Independent schools and is also on the main line to London Paddington. The dramatic North Somerset and Devon coastlines are also easily accessible with ample opportunity for sailing and some of the best surfing in the country.

## DESCRIPTION

North Glebe is a immaculate four bedroom property that presents highly attractive character accommodation with many of the original features retained. The property has been refurbished and extended to provide a further kitchen/living room with a double bedroom and en suite shower room, which could easily be an annex (subject to any necessary planning permissions). It is complemented by its mature and delightful gardens with magnificent views across the surrounding Exmoor countryside, parking and a garage.





## ACCOMMODATION

Double glazed doors lead into an enclosed porch which in turn lead into the inner central hallway. The double aspect sitting room is a light and airy room with feature fireplace with slate hearth inset with the wood burning stove. The kitchen/breakfast room is also double aspect with oak flooring and is well fitted with a range of wall and base units, integral oven, hob, fridge and dishwasher. The dining area is very spacious with room for a large table and sofa. Leading off the hall is a cloakroom and utility/boiler room. There is a further kitchen/living room with doors to the front and rear. This is beautifully fitted with a range of wall and base units, tiled flooring and space to put in a lift to the bedroom above. This part of the house could be used as a separate annex subject to any necessary permissions required.

Stairs from the hall way lead to the first floor to a attractive landing with beams. The master bedroom suite is a generous sized double aspect room with beam ceiling, fitted wardrobes and adjacent shower room. There is a further double bedroom with an en suite shower room, fitted wardrobes and access to a decking area. There are two more double bedrooms.

## OUTSIDE

The property is approached via a shared drive with four other properties, which leads to a parking and turning area with a garage to the side. To the front of the house is a lovely patio from which to sit and enjoy the countryside views. There is a further large garden the other side of the drive. The gardens are a particular feature of this property and include several seating areas and a Pergola from which to enjoy views over the surrounding countryside. The garden is mainly laid to lawn, with a good variety of shrubs, trees and flowering plants. There is a greenhouse and several timber sheds.

## FURTHER PLOT AND GARAGE

There is a further plot of land just a few metres down the lane with a large garage/workshop available by separate negotiation. The neighbouring property has a right of way to pass through this plot.

## SERVICES

Mains electricity. Private water (borehole) and private shared drainage. PV Panels. Local Authority: Somerset West and Taunton Council. Ofcom predicted broadband services - Standard 16 Mbps download. 1 Mbps Upload. Superfast 33 Mbps download 4 Mbps upload. Ultrafast 1000 Mbps download. 220 Mbps upload. Ofcom predicted mobile coverage for voice and data: Internal None. External - O2 and Vodafone Voice limited. Data None.

## AGENTS NOTE

There may be restrictions / covenants listed on the Land Registry Title deed, please ask your solicitor to review title and advise you further.

## VIEWING

Strictly by appointment with the agents please.

## DIRECTIONS

From Dulverton take the A396 north towards Wheddon Cross and about half a mile beyond Bridgetown turn left at Coppleham where signposted to Winsford. Continue through the village taking the first turning on the right just past some stables, continue up this road for approximately 100 yards and the entrance to the Glebes is then found on the left hand side. North Glebe is found shortly on the right hand side.

## COUNCIL TAX

Council Tax Band E.

## 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Denotes restricted head height

Approximate Area = 1797 sq ft / 166.9 sq m  
 Limited Use Area(s) = 149 sq ft / 13.8 sq m  
 Total = 1946 sq ft / 180.7 sq m

For identification only - Not to scale

**First Floor**

**Ground Floor**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Stags. REF: 1153302