



Middle Glebe







Middle Glebe Exford Road

Winsford, , TA24 7JF

Exmoor National Park Winsford Village Dulverton 7 miles Taunton 26 miles

A substantial country period home on the edge of a village within Exmoor National Park with delightful gardens, ample parking and garage.



- Part of Former Manor House
- 3 Reception Rooms
- Study/5th Bedroom
- Beautiful Gardens
- Stunning Rural Views Over Exe Valley
- 4 Double Bedrooms 3 Bathrooms
- Studio, Garage, Outbuildings
- Freehold. EPC Band E. Council Tax Band E.

Guide Price £875,000

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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

Middle Glebe is an impressive home which forms part of a very large and grand house providing attractive accommodation over three floors. The spacious accommodation offers a flexible layout suited to a family, or dual occupancy. The property sits in mature delightful gardens with an entrance drive, ample parking, garage and outbuildings. This lovely house offers a combination of elegance and practicality.

ACCOMMODATION

The attractive entrance hall leads into the kitchen/breakfast room and the inner hall leading into the sitting room and garden room. The sitting room is a generous size room with an open fireplace and doors leading to the garden room. The garden room is a splendid room with views over the garden and French doors leading on to the patio. The kitchen/breakfast room is fitted with a range of bespoke wall and base unit, granite worktops, a central island, a butler sink, a range cooker a wood burning stove, a ceiling atrium and plenty of space for a kitchen table. Also on the ground floor is a utility room, boot room, cloakroom and drying room.

The first floor has a well proportioned master bedroom with a wonderful view across towards the village, a family bathroom with a free standing bath and a shower room, along with the study/5th bedroom. Stairs lead up to the second floor on to a large landing with fitted wardrobe, three further bedrooms and a shower room.





OUTSIDE

The property is approached over a gravelled driveway leading to plenty of parking and the garage. The property has two delightful gardens. Immediately to the front is lawn and a patio where one can sit and enjoy the views. Adjacent to the drive is an additional garden mainly laid to lawn, a pond, a vegetable garden, flowerbeds, shrubs and mature trees. There are several outbuildings including a fully insulated studio/workshop space, a shed and a greenhouse.

SERVICES

Mains electricity. Private water (borehole) and private shared drainage. PV Panels. Local Authority: Somerset West and Taunton Council. Ofcom predicted broadband services - Standard 29 Mbps download. 2 Mbps Upload. Ultrafast 1000 Mbps download. 220 Mbps upload. Ofcom predicted mobile coverage for voice and data: Internal None. External - O2, Three 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

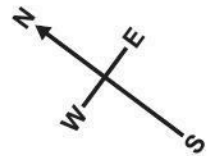
Strictly by appointment with the agents please.

DIRECTIONS

From Dulverton take the A396 north towards Wheddon Cross and about half a mile beyond Bridgetown turn left at Copleham 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. Continue along the drive and you will arrive at Middle Glebe.

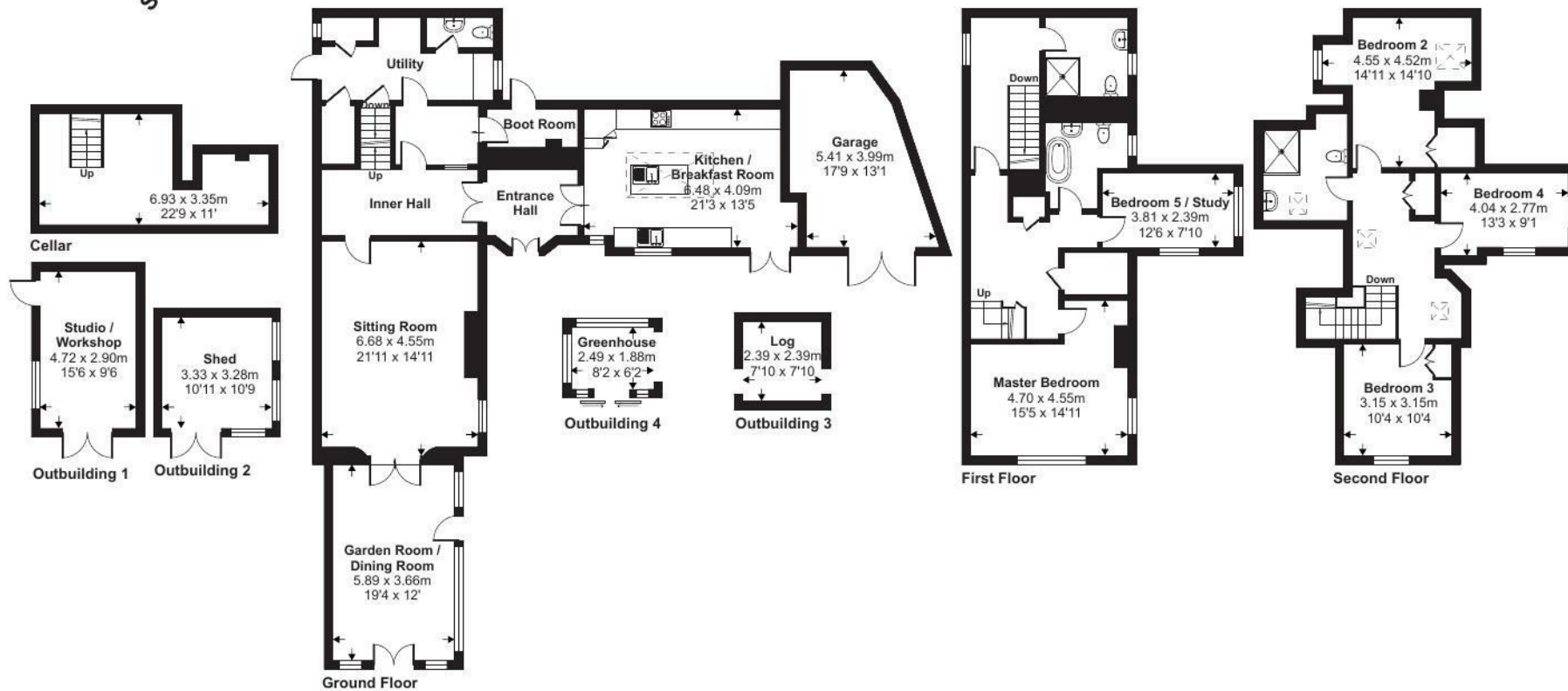
WHAT3WORDS

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Approximate Area = 2925 sq ft / 271.7 sq m
 Garage = 197 sq ft / 18.3 sq m
 Outbuildings = 377 sq ft / 35 sq m
 Total = 3499 sq ft / 325 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1175191



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			77
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



