



The School House

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West Anstey, South Molton, EX36 3NY

Dulverton 5.8 miles Tiverton 16.2 miles Exeter 30 miles

An opportunity to own a three bedroom semi detached cottage with paddocks, outbuilding, gardens and parking with far reaching countryside views

- Delightful semi-detached cottage
- Within 1 mile of Exmoor National Park
- Spectacular rural views
- EPC E, Council Tax C, Freehold
- Outbuilding/Stables
- 3 bedrooms
- 1.9 acres of gardens and paddocks

Guide Price £450,000

Situation

The School House is situated in a tranquil position in the picturesque hamlet of West Anstey. West Anstey is located to the south of the Exmoor National Park and adjoins part of Anstey Common. West Anstey has a church, which is dedicated to St Petrock, one of the West Country's most celebrated saints.

Nearby Dulverton is well known as The Gateway to Exmoor and offers a variety of shops, together with a post office, chemist, doctors, veterinary and dental surgeries, library and primary school and three churches. There are also good recreational facilities.

Communications are excellent with easy road access to the A361 North Devon Link Road which connects to the M5 at Tiverton (J27) and the fast trains to London from Tiverton Parkway.



Description

The School House was built in the 1870's and it is believed that the house was used as accommodation for the Head teacher until it was sold as a private residence. The property is constructed of rendered stone under a slate roof.

The property comprises of a spacious kitchen and breakfast room, with practical utility space and downstairs WC. Leading off the breakfast room is a bright family room due to the windowed doorway overlooking the gardens, this room benefits from large storage room. Off the family room is a lovely sitting room with log burning stove. Upstairs there is three bedrooms and a family bathroom.

All the accommodation has breath taking views across the garden and to the surrounding countryside.

Outside

There is an area of formal garden adjacent to the property, along with a patio area that runs along the side of the house. The property is approached from a quiet country lane. There are two gates, one which leads to the driveway, whilst the second leads to a small yard area and the paddock.

The level paddock is a total of 1.45 acres, the rest of the gardens included totals the land area to 1.9 acres.

Services

Mains electricity and water. Shared septic drainage. Oil fired central heating.

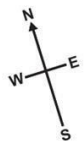
Viewing

Strictly with the agent please, Stags Dulverton 01398323174

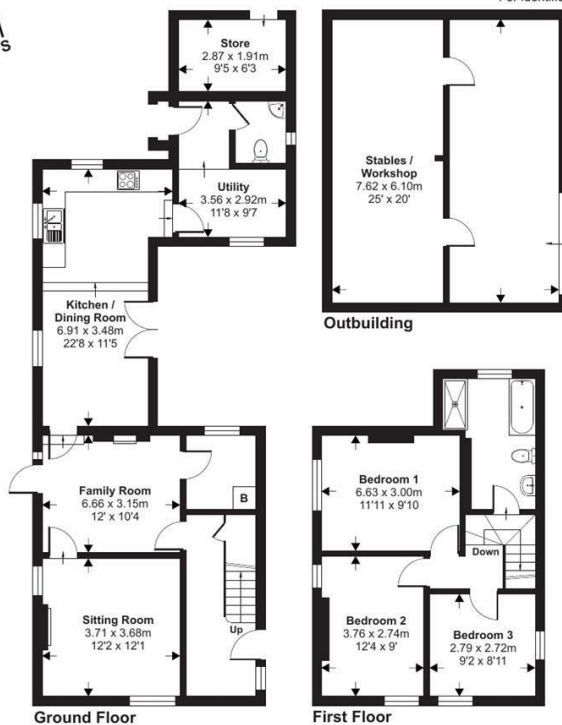
Directions

Head out of Dulverton up St Andrews Hill, the B3222, take the first right signed Hawkridge, at five cross ways slight left signed W.Anstey, at Badlake moor take a left onto Badlake Lane. Follow Badlake Lane through the village of West Anstey and passed the Church for about 1.5 miles turn right up Town Hill and the property can be found on your left hand side. What three words [///rollover.issue.stir](#)





Approximate Area = 1257 sq ft / 116.7 sq m
 Outbuilding = 560 sq ft / 52 sq m
 Total = 1817 sq ft / 168.7 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). © nlshecom 2024. Produced for Stags. REF: 1176453

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			82
(69-80) C			
(54-68) D		44	
(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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