



Middle Burrow







Middle Burrow

Wootton Courtenay, Minehead, Somerset, TA24 7UD

An attractive period former farmhouse together with holiday cottage, annexe and B&B guest suites, outbuildings and land situated amongst beautiful surroundings within the Exmoor National Park, in all 13.19 acres.

- 4 Bedroom main house
- 2 Bedroom holiday cottage
- Annexe and B&B suites
- Outbuildings including stabling
- In all 13.19 acres
- Beautiful country setting within Exmoor National Park
- Village Post Office/shop and Pub 1 mile
- Freehold



Guide Price £1,400,000

Stags Holiday Complexes

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@StagsProperty

Introduction

This superb period country house with income and multi-generational potential, is situated in a most attractive location on the northern edge of Exmoor National Park and just seven miles from the West Somerset coast. The property is well presented throughout and offers a wide range of opportunities, including holiday and Airbnb letting, with the addition of dual annexe or B&B use. The second barn in particular provides excellent recently converted accommodation of great character and comfort that would suit a relative equally well.

A range of outbuildings offer flexibility for workshop/hobby space, storage, as well as purpose-built stabling. The gardens provide a well organized and productive kitchen garden, tennis court and beautiful pond. The land extends as workable pasture fields along a stream-bordered meadow with outstanding views.

The property truly epitomizes the flexible country retreat with great surrounding amenities and active community.

Situation

The property lies in a tucked away location while having great local amenities within the villages of Timberscombe and Wootton Courtenay, both approximately 1 mile. Timberscombe has a Post Office/shop, public house, village hall, primary school and church. Dunster, the historic medieval village, with its magnificent castle, is 4 miles. Minehead is 7.5 miles and has a wide range of facilities including supermarkets, secondary schooling etc, as well as being the terminus for the famous West Somerset steam railway.

The Exmoor National Park surrounds the property and offers excellent outriding as well as miles of foot and bridle paths, providing very good walking and mountain biking country. Taunton, the county town, lies 28 miles distant, with a range of private schooling as well as mainline rail station to London Paddington and M5 junction 25.

The nearby West Somerset coastline offers some of the most dramatic landscapes as well as quiet secluded beaches.

Middle Burrow Farmhouse

The spacious, modernised and well presented farmhouse offers a range of sizeable rooms of character with features including fireplaces and beams. The accommodation comprises, in brief – An enclosed entrance porch with cobbled floor, separate boot room and cloakroom with WC. This leads to the sitting room with stone fireplace, farmhouse kitchen/dining room with Aga, utility/back kitchen with adjoining second porch. The sitting room leads to the drawing room with fireplace, beyond which is the garden room with patio doors onto the garden. A study completes the ground floor. On the first floor are four bedrooms, the master suite includes a large dressing room and bathroom with modern suite comprising beautiful free standing claw foot bath, large walk in shower, wash hand basin and wc. The three further bedrooms are served by a family bathroom.

Cottage, Annexe and B & B suites

Upper Barn provides spacious and well laid out accommodation with a history of successful letting and excellent reviews. The accommodation is reverse level, with a spacious kitchen/dining room and lounge on the first floor and two bedrooms and two bathrooms on the ground floor.

North Barn has combined annexe and B & B use and has beautifully converted accommodation presented to a high standard. The accommodation forms a range of rooms, one forming a self-contained ground floor unit. Adjoining this is a further two B & B rooms, on the first floor, with separate access and both having luxury en-suite bathrooms. A further games room continues on the first floor. The owners have established a successful Airbnb letting from the North Barn since its conversion, but the flexibility of this space could provide both family or letting income, or both.





Gardens, Outbuildings and Land

The entrance leads into a wide gravelled yard providing ample parking for all the properties.

The farmhouse gardens run away from the rear of the house, providing a feast of attractive views across beautifully maintained and presented lawns, well stocked flowerbeds, majestic pond, trees and shrubs, beyond which is the former tennis court and attractive summerhouse. Further to this is a separate kitchen garden, which has well stocked and productive raised beds and polytunnel.

Within the ground floor of the North Barn, there are areas of the unconverted former barn, providing workshops and storage, but could also be used for hay or small animal wintering. Beyond the yard a track leads to the modern stabling. This has two loose boxes, tack room and feed store with adjoining turnout paddock.

The land runs mainly to the southwest, with beautiful valley meadows with a natural stream boundary, up the hill to the top paddock with fantastic views across the area. Within the land are smaller areas of copse also. The whole extends to 13.19 acres.

Services

Mains Electric, Private water and drainage
Heating via wood pellet biomass boiler for main house and North barn
Upper barn has Oil fired central heating
Broadband - currently 11.9mbs
Mobile coverage 'Likely' with EE, O2 and Vodaphone, 'Limited' with Three (ofcom)

Outgoings

Middle Burrow Farmhouse council tax band G
Upper Barn business rateable value £2950

Local Authority

Somerset Council
www.somerset.gov.uk

Fixtures and Fittings

Only those mentioned in the sales particulars are included in the sale. All others are excluded but may be available by separate negotiation. However, the majority of the furniture, contents, fixtures, fittings and equipment in the letting units will be included

Directions

Travelling West on the A39 towards Minehead, turn left at the traffic lights into Dunster and proceed through the village. After approximately two miles you will enter Timberscombe, stay on the A396 bypassing the village and on leaving just after the double bends take the right turn signposted "Unsuitable for heavy vehicles". Follow the lane up the hill and after around a mile you reach the hamlet of Burrow where the property will be found on the left hand side.

Rights of Way

The property is sold subject to and with the benefit of any public or private rights of way or boundaries.

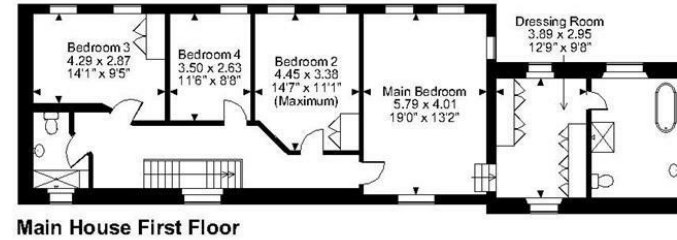
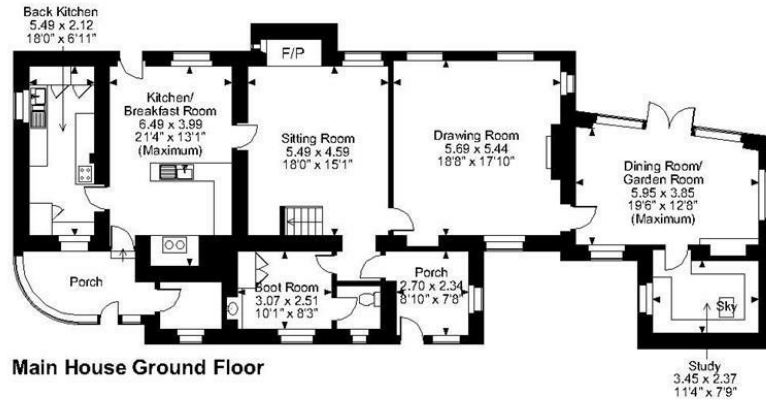
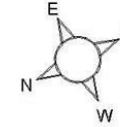
Viewings

Strictly by appointment through Stags Holiday Complex Department on 01392 680058

Disclaimer

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.

Middle Burrow Burrow, Timberscombe, Minehead
Approximate Gross Internal Area
Main House = 3034 Sq Ft/282 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



