



Sunny Haven, 4 Millham Lane

Sunny Haven, 4

Dulverton, Somerset TA22 9HQ

Short Level Walk to Town Centre. Tiverton 12 Miles. Taunton 26 Miles.

A rare opportunity to buy a detached 3 bedroom house in a quiet location close to the centre of Dulverton with a large garden and rural views.

- Short Walk to Dulverton Centre
- Quiet and Private Location with Rural Views
- In need of Modernisation
- 2 Reception Rooms 3 Bedrooms
- Large Garden with Outbuildings
- Ample Parking for Several Cars
- No Onward Chain
- Freehold. Council Tax Band E. EPC Band E.

Guide Price £540,000

SITUATION

The property is set in a quiet location within a short walking distance to the centre of Dulverton which offers a variety of shops, a post office, a chemist, doctors, veterinary and dental surgeries, library, primary school and three churches. There are also good recreational facilities.

Tiverton, which is 14 miles away, offers further shopping and entertainment facilities and the well-known Blundells School together with easy access to the M5 and mainline railway station at Tiverton Parkway.

The property is ideally located to take advantage of the walking and riding on the wonderful heather and gorse clad moorland slopes and the beautiful river valleys. Haddon Hill and Wimbleball Lake are also just a few miles away and offer riding, walking, sailing and fishing as well as many other recreational pursuits. North Devon coastline is within easy reach and has an excellent range of beaches from which to enjoy numerous water sports.



DESCRIPTION

A rare opportunity to acquire a property built in the 1930's in need of modernisation with no onward chain. Ideally situated in a much sought after address it is a short level walk to the High Street from Millham Lane via Chapel Street. Close by are the tennis courts and cricket ground as well as lovely walks along the River Barle. The property sits in the middle of its large garden which is planted with a range of shrubs and trees giving it colour all year round. It also benefits from various outbuildings and a parking area for several cars.

ACCOMMODATION

The entrance door leads into an enclosed porch which in turn leads into the hallway with stairs to the first floor. The double aspect sitting room overlooking the gardens has a fireplace with wood burner inset. The dining room again overlooks the front garden and has a fireplace. The kitchen is fitted with a range of wall and base units. Off the kitchen is a rear hallway, larder and door to the conservatory, which overlooks the rear garden. Leading off the conservatory is a cloakroom.

Stairs from the hallway give access to two double bedrooms. Bedroom one is a good size double aspect room. Both double rooms enjoy lovely views over the garden to the river valley beyond. There is also a third generous single bedroom and a family bathroom.

OUTSIDE

The property is accessed through a gate from the quiet Millham Lane along a drive at the side of the front garden. To the front of the house is a sizeable garden mainly laid to lawn with shrubs and flower borders. To the rear of the house is a large garden with trees, shrubs and various outbuildings, which include a single garage, a greenhouse, a timber garden shed and a fruit cage.

VIEWING

Strictly by appointment with the agents please.

SERVICES

Mains electricity, water and private drainage (Septic Tank - Purchasers to satisfy themselves with their own inspection). Local Authority: Somerset council. Exmoor National Park. Ofcom predicted broadband services - Standard 20 Mbps download 1 Mbps Upload. Superfast 80 Mbps 20 Mbps upload. Ofcom predicted mobile coverage for voice and data: Internal - Voice Vodafone, EE & O2 likely. Three limited. Data: Vodafone, EE & O2 likely. Three limited. External - EVoice Vodafone, EE & O2 likely. Three limited. Data: Vodafone, EE & O2 likely. Three limited.

DIRECTIONS

On entering Dulverton from the south on the B3222 continue over the river bridge and turn right after a short distance into Chapel street. After passing the Congregational Church on the right the property will be found on the left after a short distance.

WHAT3WORDS

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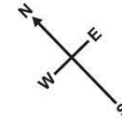


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	42	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

13 Fore Street, Dulverton,
Somerset, TA22 9EX

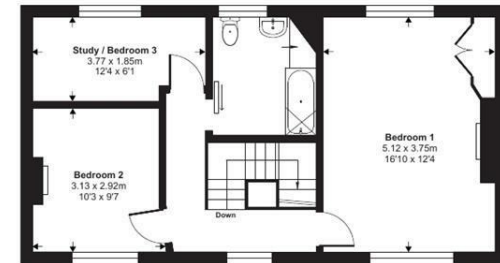
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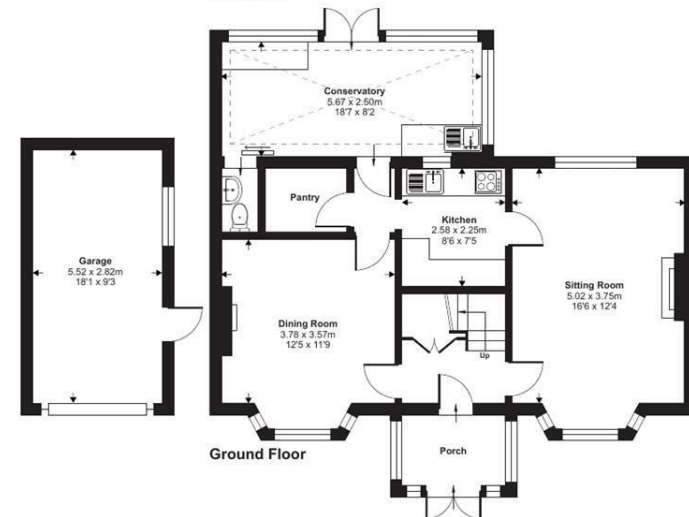


Approximate Area = 1347 sq ft / 125.1 sq m
Garage = 168 sq ft / 15.6 sq m
Total = 1515 sq ft / 140.7 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1244109



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