



Woodycombe House



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4 Higher Mead, Withypool, TA24 7QP

Edge of Village | Dulverton 8 miles | South Molton 11 miles

A detached four bedroom house, on the edge of the village, with a generous garden and garage.

- Substantial Detached 4-Bedroom House
- Close To Wonderful Moorland Walking
- Well fitted Kitchen
- 3-Further Bedrooms and Family Bathroom
- Garage and Parking
- Edge of Village Location
- 3-Reception Rooms
- Master Bedroom with En Suite
- Private Enclosed Large Garden
- Council Tax Band E, EPC Band C, Freehold.

Guide Price £510,000

SITUATION

The property is situated on the edge of the popular village of Withypool, a short walk from the post office/stores and tea rooms, the church and the very popular Royal Oak Inn. Withypool is in the heart of Exmoor and very well placed to take advantage of all the park facilities with footpaths and bridleways leading along the River Barle and up onto the open moors.

Dulverton provides excellent day-to-day shopping facilities, schools, surgery, vets, etc, whilst Taunton and Tiverton are both within an hour with access. Both offer access to the M5 and mainline railway links to London Paddington. The North Devon Link Road also provides easy access to the market town of South Molton with a good range of shops and services, beyond the Link Road leads to the sandy beaches of North Devon.

DESCRIPTION

This modern detached house, built to a high standard in the 1980's, is situated on the edge of the village. The property is beautifully presented and is surrounded by its own generous private garden and patio to the rear. There is a good sized garage and parking for two cars.



ACCOMMODATION

Access is gained through the front door into an entrance porch which leads into the hallway with a cloakroom. The kitchen is well fitted with an extensive range of units, wooden work surfaces, tiled flooring, and a larder. Off the kitchen is a useful utility room with units and space for white goods. The well-proportioned dual aspect sitting room is light and airy and features fire place inset with a wood burning stove. Leading on from the sitting room is a lovely dining room with views over the garden. There is further reception room with glazed doors to the garden, which could be used a study or snug.

Upstairs, the dual aspect master bedroom offers lovely views towards the moor and benefits from an ensuite shower room. Bedroom 2 is a double room with an ensuite cloakroom. There is another double bedroom and a generous sized single bedroom. The large family bathroom comprises of a bath, shower, WC and wash basin.

OUTSIDE

The large, stream bordered, gardens are a real feature of the property. To the front, is a gravelled area with parking and access to the garage, whilst to the rear, the garden is very private, mainly laid to lawns with mature trees, shrubs and flower borders. At the rear of the house, is a sunny patio from which to sit and enjoy the garden.

SERVICES

Mains electricity and water. Shared private drainage via septic tank and treatment plant. LPG bottles, Air Source Heat Pump and PV Panels. Ofcom predicted broadband services - Standard: 5 Mbps Download, 0.7 Mbps Upload. Superfast 80 Mbps Download, 20 Mbps Upload. Ofcom predicted mobile coverage for voice and data: Internal: EE (Limited). External: EE, Three (limited), O2 (Limited) & Vodafone (Limited). Local authority: West Somerset Council. Exmoor National Park.

AGENTS NOTE

The private drainage is shared between four properties with maintenance charges being shared equally. The treatment plant is located in the adjoining field whilst the septic tank is located within the garden of Woodycombe House.

VIEWING

Strictly by appointment with the agents please.

DIRECTIONS

From Dulverton take the B3223 road across Winsford Hill and after approximately 7 miles at Comers Cross turn left signposted to Withypool. Just as you approach the village turn right into Higher Mead and Woodycombe House will be found the first on the right.

WHAT3WORDS

///reboot.yachting.chills



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		
(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		

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