



Oxo Cottage



STAGS

Oxo Cottage

1 Rosemary Lane, Dulverton, TA22 9DP

Dulverton Town Centre | Tiverton 13 miles | Taunton 24 miles

A charming period, character cottage with a small fenced cottage style garden, tucked away in a quiet spot within Dulverton centre.

- Quietly tucked away
- No onward chain
- Kitchen/breakfast room
- Enclosed pretty cottage style garden
- Council Tax Band B
- Level walk to the town amenities
- Two reception rooms
- Two double bedrooms and bathroom
- EPC Band F
- Freehold.

Guide Price £240,000

SITUATION

The cottage is tucked away, in a quiet spot, minutes walk from centre of town. Set within Exmoor National Park and Conservation area, Dulverton nestles in the Barle River valley enjoying many riverside walks and is known as The Gateway to Exmoor. The town has a strong community and provides good day-to-day shopping together with two churches, post office, chemist, medical, dental and veterinary surgeries, as well as 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.

Tiverton, 13 miles, offers further retail, recreational, entertainment and educational facilities. The well-known Blundells School sits within Tiverton, whilst there is also easy access to the M5 (J27) and Tiverton Parkway mainline railway station. The county town of Taunton is 24 miles away, whilst the university and cathedral city of Exeter (29 miles south) boasts a wealth of shopping, recreational and leisure facilities. Exeter Airport lies to the east of the city, offering national and international flights.



Situated within the Exmoor National Park, 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. The North Devon coastline has an excellent range of beaches from which to enjoy numerous water sports, whilst Wimbleball Lake is just 6 miles away.

DESCRIPTION

Oxo Cottage is a delightful, and charming, character cottage believed to date from the early 1800's. It retains much of its original features, including inglenook fireplaces and exposed stonework, whilst providing the sympathetic balance of modern convenience. The property offers two good sized reception rooms, spacious kitchen with separate utility and two bedrooms. Externally, the cottage has a small garden/ patio area for which one to sit out and enjoy alfresco dining.

ACCOMMODATION

The sitting room is a lovely characterful room providing a stone feature fireplace inset with a wood burning stove, exposed stone wall and timber flooring. There is a door to a useful store cupboard. The dining room is a good size again with flagstone floor and feature fireplace inset with a wood burner. The flagstone floor flows through into the dual aspect kitchen/ breakfast room offering a range of units, space for white goods and space for a table. Leading off the kitchen is a useful utility/ boot room with plumbing for a washing machine and a separate cloakroom.

From behind a doorway in the dining room, stairs rise to the first floor. The landing gives access to two double bedrooms and the family bathroom with modern fittings including a roll top bath.

OUTSIDE

To the front is a small sunny cottage style fenced patio, with herbaceous border, log store and space for a table and chairs.

SERVICES

Mains electricity, water and drainage. Heating via Electric radiators. Ofcom predicted broadband services - Standard: Download 19Mbps, Upload 1Mbps. Superfast: Download 80Mbps, Upload 20Mbps. Ofcom predicted mobile coverage for voice and data: Internal: O2, Vodafone, EE & Three (Limited). External: EE, O2, Vodafone & Three. Local Authority: Somerset West and Taunton West (West Somerset). Exmoor National Park.

VIEWING

Strictly by appointment with the agents please.

DIRECTIONS

On entering Dulverton on the B3222 continue over the bridge and take the right hand fork by the chemist. Continue along this road passing the car park on the right and take the next right into Rosemary Lane and after a short distance the property will be found on the right hand side.

WHAT3WORDS

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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.

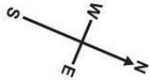


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

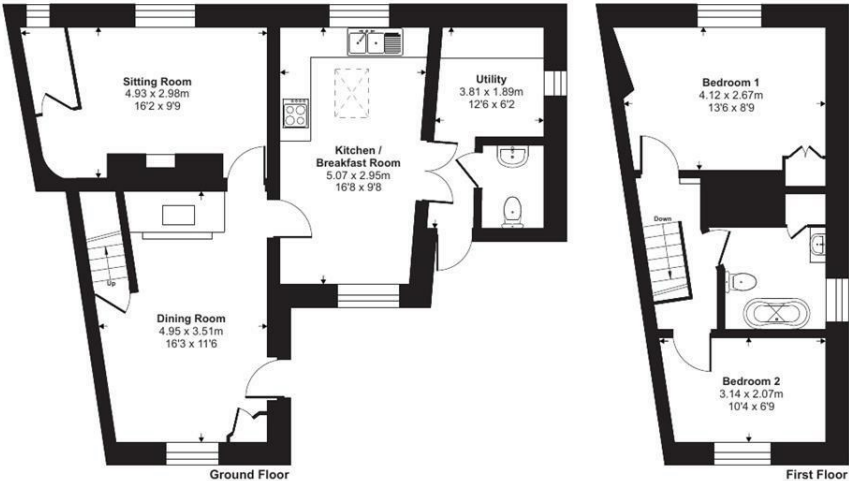
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Approximate Area = 919 sq ft / 85.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1252187