



Heronswood



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Northmoor Road, Dulverton, Somerset, TA22 9PW

Dulverton | Tiverton 15 Miles | Taunton 26 Miles | Exeter 29 Miles

Set on the edge of Dulverton, within walking distance of amenities, this three-bedroom detached property sits in an elevated position with views across surrounding woodlands and the river below.

- Elevated Situation with Superb Views
- Two-Reception Rooms
- Landscaped Gardens
- Ample Off-Road Parking
- Council Tax Band F
- Three-Bedrooms
- Wrap-around Balcony
- Modernised Kitchen, Utility & Sun Room
- Walking Distance to Dulverton's Amenities
- Freehold

## Guide Price £675,000

### SITUATION

The property is located in an elevated position within easy walking distance of the amenities of central Dulverton town. 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, 15 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 26 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

Heronswood is a delightful two storey home with exceptional views across the valley, set within the confines of Dulverton. Internally, the property offers three-bedrooms, two bathrooms and two reception rooms, whilst externally there is a garage, ample parking and mature gardens. Partially modernised, the property offers some modern convenience with the scope to modernise further depending on personal taste.



## ACCOMMODATION

The ground floor has been recently modernised throughout. The well-sized entrance hallway welcomes you into the property. The spacious kitchen, with dual aspect across the valley, offers a range of wall and base units with integrated double oven, dishwasher, induction hob with extractor and Rayburn with feature mantel over. The Rayburn runs two gravity fed radiators and some water. Adjacent to the kitchen lies the utility room with a separate WC. The utility offers additional wall and base units, and space for further appliances. Beyond, the light and airy sun room, with dual aspect, Velux style windows and access to the rear garden, provides a delightful space to relax indoors whilst making the most of the views. To the rear of the property lies the dining room which can be accessed via both the sun room and the kitchen.

From the entrance hall, the turning staircase rises to the spacious, triple aspect sitting room featuring a central granite fireplace with wood burning stove. Two sets of sliding doors open onto the well-proportioned wrap-around balcony offering further outdoor seating with far reaching views. An internal door leads to the rear landing, giving access to all bedrooms, family bathroom and large airing cupboard. The master bedroom benefits from built in wardrobe space, ensuite shower-room and separate access to the balcony. The family bathroom comprises of a bath, wash basin and WC.

## OUTSIDE

From Northmoor Road, the gated & stone walled driveway rises to a large tarmac driveway offering ample parking for multiple vehicles. Beyond, lies a garage benefitting from power, lighting and an up and over door, ideal for additional parking or workshop/ storage space. A log store is found to the rear of the garage.

Steps lead up to a paved patio, giving access to the property and garden beyond, a perfect place for alfresco dining or just a place to sit and enjoy the views on offer.

The landscaped gardens wrap behind the property from either side. To the west of the property, the garden has areas of level lawn as well as an established vegetable garden. To the rear, steps lead up to a rockery with an abundance of plants and shrubs, whilst to the east of the property, there are areas of lawn and flowerbeds comprising of mature trees, shrubs, and perennials, to include rhododendrons, hydrangeas, buddleias and roses. The gardens offer a wealth of colour throughout the spring and summer, with shrubs and perennials keeping the variety through autumn and winter.

## SERVICES

Mains electricity and water. Private drainage via septic tank. Please ask the agent for further details in regards to the septic tank. Oil Fired Central heating  
Ofcom predicted broadband services - Standard: Download 16Mbps, Upload 1Mbps.  
Superfast: Download 38Mbps, Upload 6Mbps.  
Ofcom predicted mobile coverage for voice and data: Internal: O2 (Limited). External: Three (Limited), EE, O2 & Vodafone.  
Local Authority: West Somerset. Exmoor National Park.

## VIEWINGS

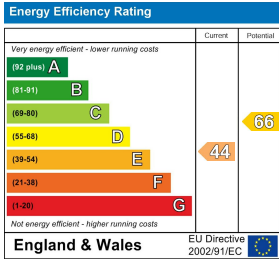
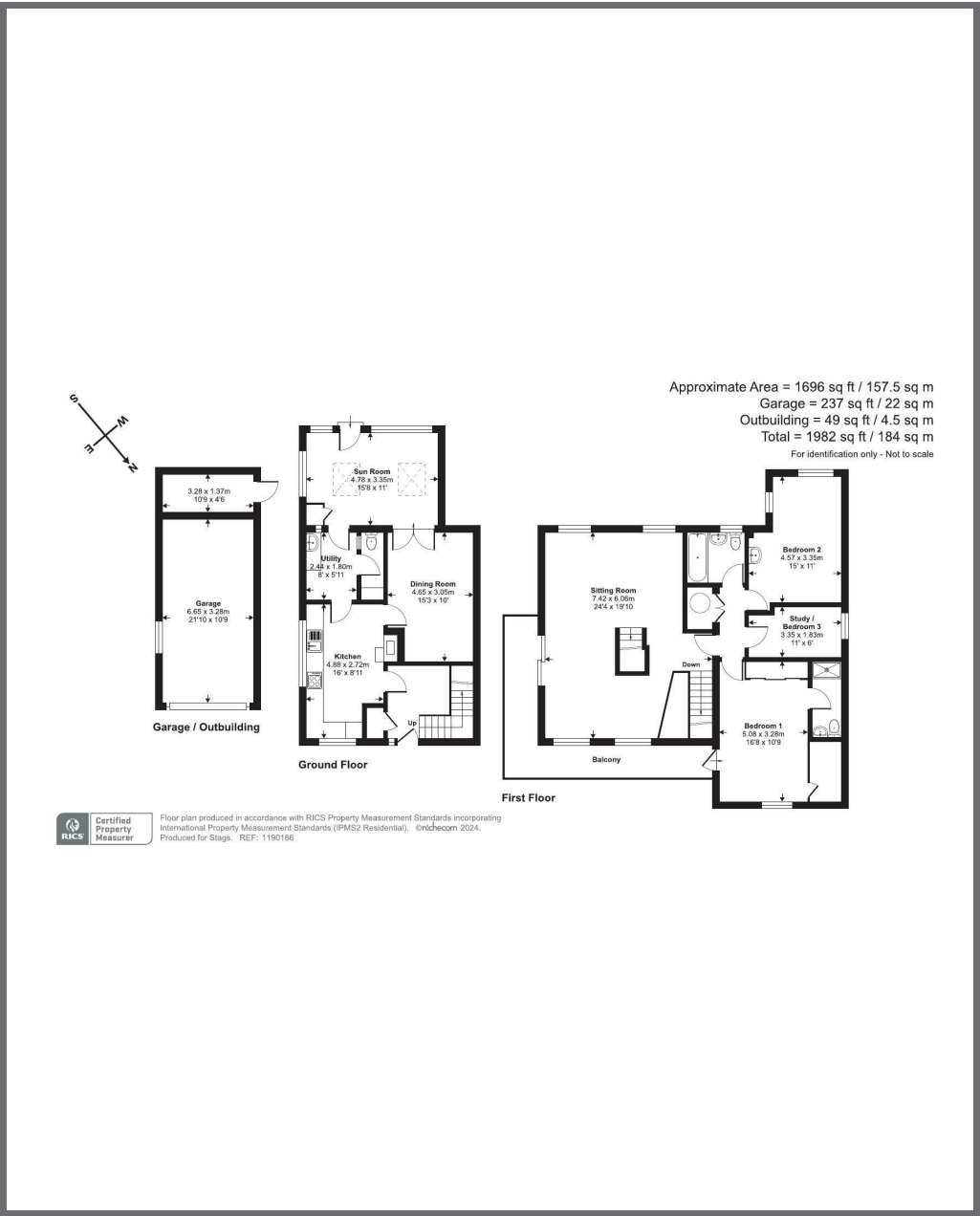
Strictly via the agent please, Stags Dulverton 01398 323174.

## DIRECTIONS

From the Stags office in Dulverton, proceed up Fore Street. Just after the Post Office, turn left onto Lady Street. Remain on this road, as it turns into Northmoor Road, for approximately 0.6 miles, where the driveway to Heronswood can be found on the right hand side.



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.



13 Fore Street, Dulverton,  
Somerset, TA22 9EX

dulverton@stags.co.uk

01398 323174



@StagsProperty

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