



Herons Cottage

Herons Cottage, 10 Battleton, Dulverton, Somerset, TA22 9HT



Dulverton 0.5 Mile | Tiverton 13.5 Miles |
South Molton 15 Miles | Taunton 24 Miles

A spacious and characterful stone cottage set on the edge of Dulverton with generous garden, large workshop/garage and off-road parking.

- Semi-detached Family Home
- Period Features Throughout
- Three Double Bedrooms
- Two-Reception Rooms
- South-West Facing Garden
- Large Workshop/Garage and Off-Road Parking
- Far-reaching views
- Walking Distance to Amenities
- Council Tax Band D
- Freehold

Guide Price £350,000



SITUATION

The property is situated in the heart of Battleton, just a short walk of Dulverton’s amenities. Dulverton has a strong community and provides good day-to-day shopping together with three churches, post office, chemist, medical, dental and veterinary surgeries and 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. Dulverton nestles in the Barle River valley enjoying many riverside walks.

Tiverton offers further retail, recreational and educational facilities, together with easy access to the M5 and mainline railway station at Tiverton Parkway. The University and Cathedral city of Exeter (29 miles, south) boasts a wealth of shopping, recreational and leisure facilities. To the east of the city, Exeter Airport offers national and international flights.

Situated within the Exmoor National Park, the property is ideally located to take advantage of the extensive walking. 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

Herons Cottage is a spacious, period property offering three bedrooms, two-reception rooms, elevated garden with views across the valley, off-road parking and a workshop/garage. All located within half a mile of Dulverton’s amenities.

ACCOMMODATION

Entering the property, you are welcomed by a light and spacious kitchen with exposed beams and stone wall. The kitchen is well-equipped with cream base units, wooden work surface, Belling Farmhouse ranger cooker with 7-ring hob, ceramic Belfast sink and space for further appliances. A doorway leads through to the sitting room and dining room beyond. Both of which sit to the front of the property. The sitting is well proportioned, featuring exposed beams and an inglenook fireplace with inset wood burner. The light and spacious dining room features exposed stone walls and offers another wood burner. To the south side of the room, a raised seating area with full-height windows provides a lovely casual seating area. A ground-floor shower room, to the rear of the property, offers large shower unit, wash-basin and WC.

The staircase leads up to the first-floor landing, off which can be found two guest bedrooms, both with a front aspect offering views across the valley.

Through a doorway, the turning stairs rise further, to the dual aspect master bedroom, with en suite comprising of a large corner bath, wash-basin and WC. The master bedroom also benefits from a door to the rear with wooden decking leading to the rear garden.

OUTSIDE

To the rear of the property, a paved path leads up to a wonderful rear garden, mainly laid lawn, with the addition of mature shrubs and trees. The elevated position enables far reaching views from throughout the garden.

Adjacent to the property is a stone-built workshop/garage with a substantial workbench and roof area storage platform. Beyond is off-road parking.

AGENTS NOTE

To the front of the property is an in-use Royal Mail Letter box, located in the outside wall.

To the rear, the decked walkway from the second floor to rear garden is not suitable for use and needs replacing.

SERVICES

Mains electricity and water. Private drainage via a newly installed Sewage Treatment Plant. Oil Fired Central heating.
Ofcom predicted broadband services - Standard: Download 17Mbps, Upload 1Mbps. Superfast: Download 56Mbps, Upload 9Mbps.
Ofcom predicted mobile coverage for voice and data: Internal: Three (Limited), EE (Limited), O2 & Vodafone. External: Three (Limited), EE, O2 & Vodafone.
Local Authority: West Somerset. Exmoor National Park.

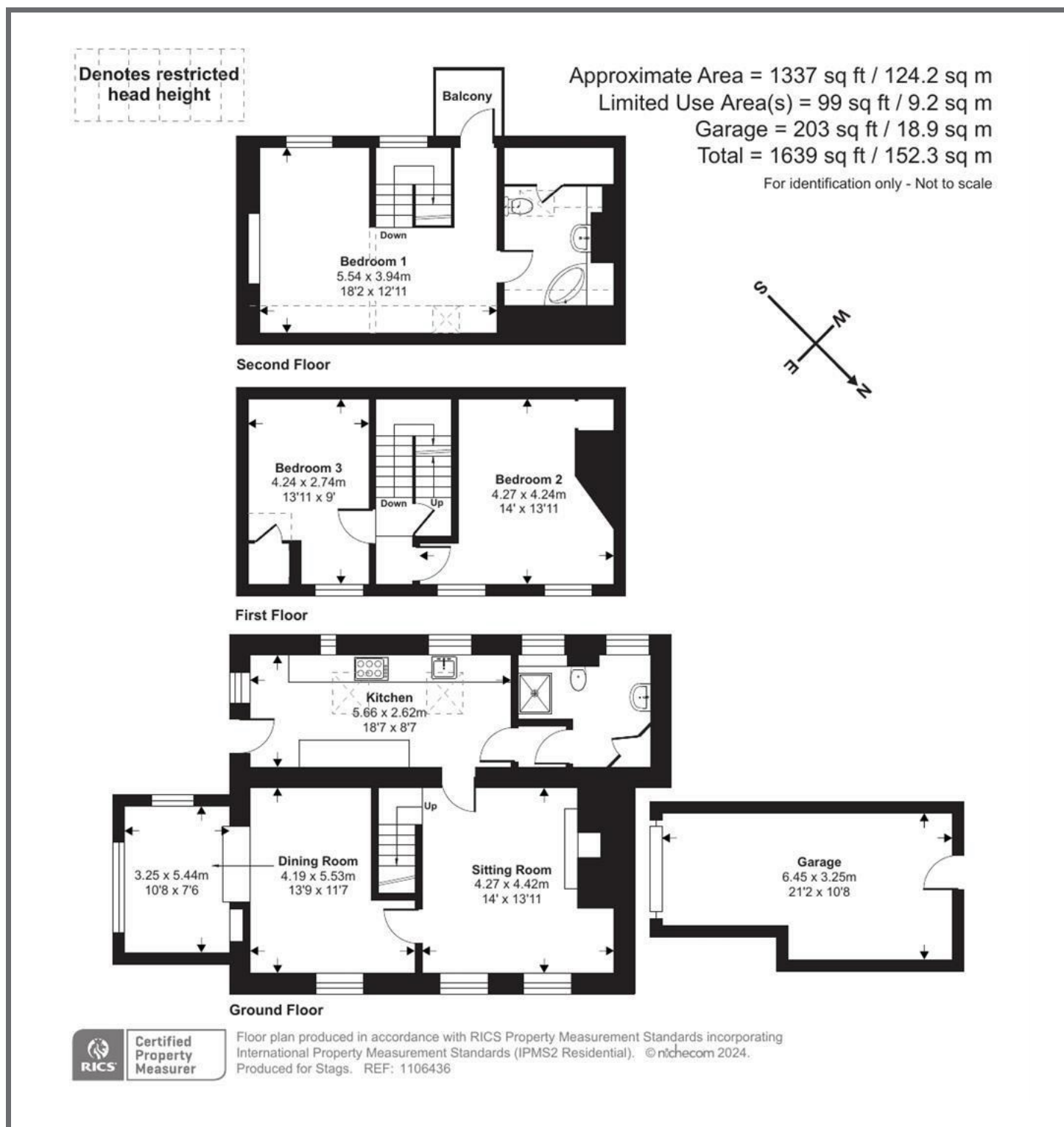
VIEWINGS

Strictly by appointment only through the agents, Stags.

DIRECTIONS

From the Stags Dulverton office, proceed south west down through the High Street and pass over the Barle Bridge. Continue of the B3222, into Battleton, for approximately 500 yards, where the property can be found on the left-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.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(35-40) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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