



The Old School





# The Old School

Brompton Regis, Dulverton, TA22 9NL

Dulverton 4.5 miles, Minehead 14 miles, Taunton 21 miles.

A charming former school offering spacious single storey accommodation with three bedrooms, two reception rooms, low-maintenance garden and off-road parking.

- Converted Former School
- Three Double Bedrooms
- Low Maintenance Garden with Cottage Borders
- Lovely Far Reaching Views
- Council Tax Band C
- No Onward Chain
- Two Spacious Reception Rooms
- Off Road Parking
- Walking Distance From Amenities
- Freehold

## Guide Price £339,000

### SITUATION

The property is located in the popular village of Brompton Regis within the Exmoor National Park which has a strong community with a church, a comprehensive community shop and a village hall that offers many activities. There are buses from the village to schools in Minehead, Tiverton and Taunton.

Wimbleball Lake and Haddon Hill are both within close proximity and offer riding, walking, sailing, and fishing as well as many other recreational pursuits together with a café at Wimbleball Lake.

The delightful town of Dulverton is just 5 miles to the south and Minehead is 14 miles to the north providing excellent amenities and schooling. Dulverton, well known as 'The Gateway to Exmoor' has a busy 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. There are also good restaurants, an inn and recreational facilities including squash courts, all-weather tennis courts, football and cricket pitches.

The county town of Taunton (21 miles) has extensive retail and commercial facilities, together with three independent schools and the Somerset County Cricket Ground. There is access to the M5 motorway (Junction 25) and a main line station with fast trains to London Paddington and the North. Exeter (32 miles) has excellent amenities and an international airport.

### DESCRIPTION

Located in the heart of the village, a short walk from amenities, sits The Old School, an attractive single storey stone and rendered property offering spacious accommodation with three double bedrooms and two reception rooms with the former school yard providing space for off-road parking as well as a low-maintenance area, all of which is bordered with colourful shrubs and perennials.





**ACCOMMODATION**

The formal entrance welcomes you in to a generous entrance hall. The spacious dining room is well proportioned, whilst the dual aspect sitting room, also spacious, features a wood-burner with stone surround - both sit towards the front of the property. The kitchen sits to the rear of the property and is fitted with a range of wall and base units, laminate worksurfaces and tiled splashback. A doorway also gives side-access to the former school yard via a garden room/ secondary entrance. Adjacent to the kitchen is a useful utility room with plenty of built in storage, laminate worksurface offering additional under-counter space and plumbing for further appliances.

To the north-east end of the property lies the three double bedrooms. The dual aspect master bedroom lies to the rear of the property and benefits from an ensuite WC with wash basin. The family bathroom comprises of bath, washbasin and WC.

There is a large attic space which is currently not utilised, and could provide further potential, subject to necessary consents.

**OUTSIDE**

Set slightly back from the road, gates open into the former school yard. This large hard standing area is located to the south-west side of the property and offers off-road parking for multiple vehicles, as well as a spacious area for alfresco dining. Various borders offer areas of mature plants, shrubs and trees.

Bordering the front of the property are original stone walls, behind which lies a wealth of colour with a variety of mature plants, shrubs and perennials including hydrangeas, roses, ferns and foxgloves – the epitome of a cottage border. A pathway wraps around the entirety of the property giving access the front door and to the small rear patio.

At present, the former school yard offers a low maintenance outside space, whilst offering the potential to create a more landscaped area with lawn garden, if required

**SERVICES**

Mains electricity, water and drainage. Oil Fired Central Heating.  
Ofcom predicted broadband services - Standard: Download 14Mbps, Upload 1Mbps.  
Ultrafast: Download 1800Mbps, Upload 220Mbps.  
Ofcom predicted mobile coverage for voice and data: Internal - Vodafone (Limited coverage).  
External – EE (Limited), Three, O2 and Vodafone.  
Local Authority: West Somerset Council

**VIEWING**

Strictly by appointment with the agents please.

**DIRECTIONS**

From our Dulverton office, proceed in an easterly direction along the B3222 for approximately one and a half miles. At the T-Junction, turn right on to the A396. Immediately take the first left up the hill signposted Brompton Regis. After two miles turn right to Brompton Regis. In the village the property is on the left just before the church on the right.

**WHAT3WORDS**

///balancing.array.powerful





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.

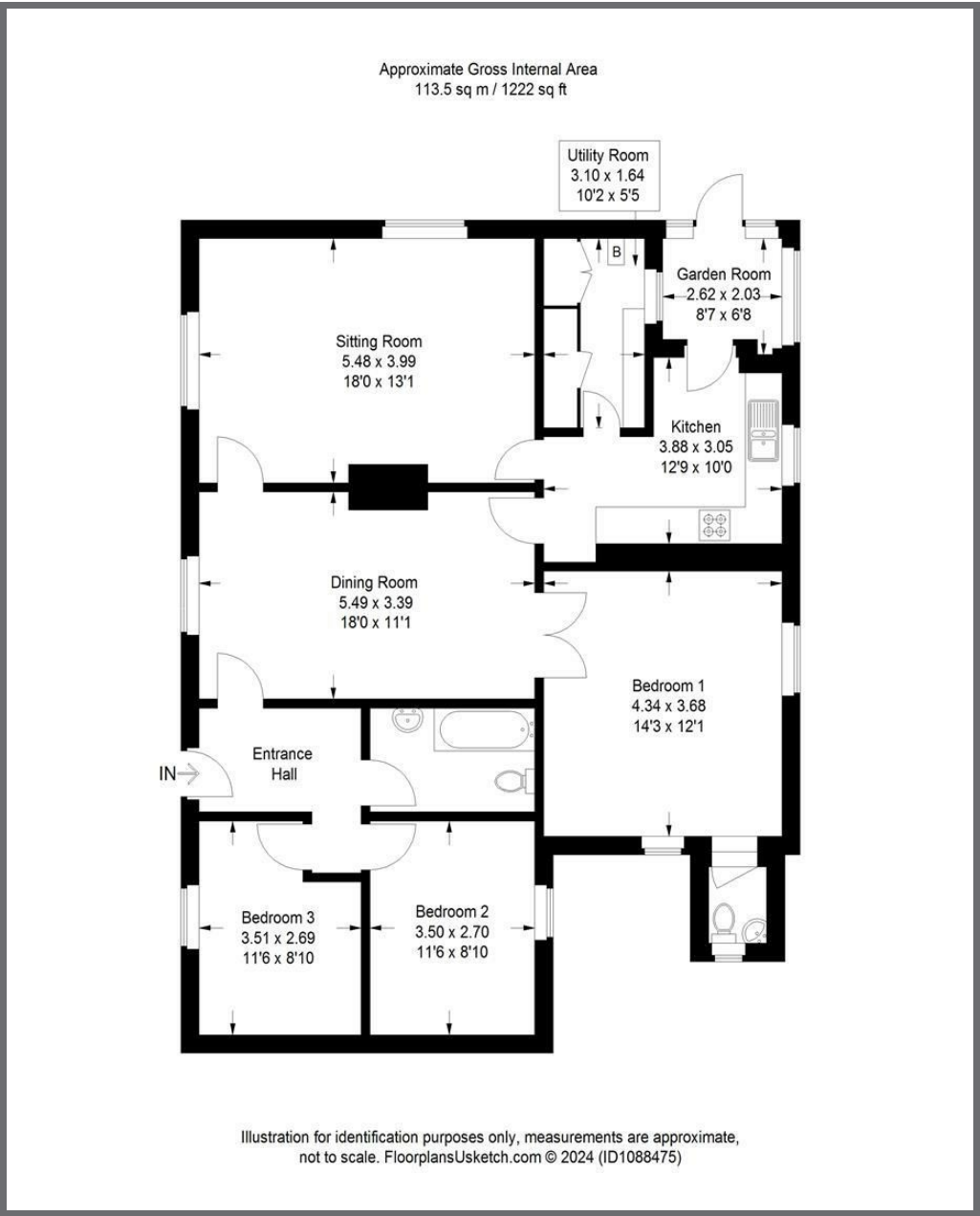


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		27
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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