



Beech Cottage



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Winsford, Minehead, TA24 7JE

Dulverton 7 miles | Minehead 12 miles | Taunton 26 miles.

A well presented, three-bedroom, semi-detached house situated on the edge of the village with a private enclosed garden, garage and parking.

- Spacious accommodation
- Exmoor Village Location
- Sitting Room/Dining Room
- Master Bedroom with En Suite
- Private enclosed garden with summerhouse
- Parking and garage
- Close to wonderful walking
- Council Tax Band D. EPC Band E
- Two further double-bedrooms and family bathroom
- Freehold.

Guide Price £385,000

SITUATION

The property is situated on the edge of the much sought-after village of Winsford in the heart of the Exmoor National Park. Winsford has a strong community and is home to the 12th Century Royal Oak Inn. The village supports many opportunities for activities with its two tennis courts, cricket pitch and a busy and well maintained village hall offering many events from sport to music. Opportunities for outdoor pursuits are abundant with diverse footpaths, bridleways and cycle paths in the local area.

Dulverton (7 miles) has another 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.

The coastal town of Minehead, 12 miles to the north, provides a variety of additional amenities, including a choice of shops, large supermarkets and leisure facilities. Secondary schooling is available at Minehead. The county town of Taunton is 23 miles to the east and offers a further wide range of shops and amenities, several highly sought after Independent schools and is also on the main line to London Paddington. The dramatic North Somerset and Devon coastlines are also easily accessible with ample opportunity for sailing and some of the best surfing in the country.



DESCRIPTION

This modern semi-detached house, built to a high standard, is situated on the edge of the village. The house is spacious and light and is complemented by its private fenced garden, patio and summer house. There is a good sized garage and parking for one car.

ACCOMMODATION

Access is gained through the front porch into the hallway with stairs to the first floor and cloakroom. The dual aspect sitting room/dining room is a spacious room with feature fireplace and open fire. The kitchen is well fitted with a range of wall and base units, integral fridge/freezer and dishwasher and door to the rear.

Upstairs there is a generous a master bedroom with en suite shower. There are two further double bedrooms and the family bathroom.

OUTSIDE

To the side, there is a pretty enclosed private garden with a patio and summerhouse, whilst to the front is a small amount of garden with parking for one car. There is a single garage.

SERVICES

Mains electricity, water and drainage. Electric heating.

Ofcom predicted broadband services - Standard 17 Mbps download. 1 Mbps Upload. Superfast 38 Mbps download 6 Mbps upload. Ultrafast: 1800 Mbps download. 220 Mbps upload.

Ofcom predicted mobile coverage for voice and data: Internal EE Likely.

External - EE likely, Three limited, O2 and Vodafone Voice likely Data None.

Local Authority: Somerset Council. Exmoor National Park.

VIEWING

Strictly by appointment with the agents please.

DIRECTIONS

From Dulverton take the A396 north towards Wheddon Cross and about half a mile beyond Bridgetown turn left at Copleham where signposted to Winsford. Continue through the village and just after the village hall the property will be found on the left hand side.

WHAT3WORDS

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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			
		39	80
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1050 sq ft / 97.5 sq m
For identification only - Not to scale

First Floor

Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixocom 2025. Produced for Stags. REF: 1251586