



Old School House



STAGS

Old School House

Hawkridge, Dulverton, Somerset, TA22 9QN

Exmoor National Park, Tarr Steps 1.5 Miles, Dulverton 5 miles.,
South Molton 12 miles.

A four bedroom detached residence enjoying some of the finest moorland views with gardens, garage, stables, paddock and access to unrivalled riding and walking.

- Stunning views over open moorland
- Immaculate four bedroom house
- Pretty cottage style gardens
- Stables and pastureland just over 6 acres
- Direct access to some of the best outriding and walking on Exmoor
- 3 Reception Rooms
- Garage and parking
- Freehold. Council tax band D. EPC Band D.

Guide Price £695,000

SITUATION

The property is set in a glorious elevated position with stunning moorland views in the village of Hawkridge in the hills of southern Exmoor National Park. Hawkridge is one of the oldest communities on the moor and benefits from a Norman church (St Giles) and a village hall. It is well placed for access to the nearby bustling moorland town of Dulverton. The popular tourist attraction of Tarr Steps is just a mile or so away with its famous bridge and Tarr Farm Inn public house and restaurant.

Nearby Dulverton offers a variety of shops, together with a post office, chemist, doctors, veterinary and dental surgeries, library and a primary school. The county town of Taunton and the city of Exeter offer a wider range of facilities.

Communications are good with the A361 providing access to the north coast and the M5 at Tiverton (J27). The nearest mainline railway station is Tiverton Parkway with fast trains to London Paddington and International airports are located at both Exeter and Bristol.

The surrounding countryside offers a range of rural activities with numerous opportunities for walking and excellent outriding directly from the property.

DESCRIPTION

The Old School House is a immaculately presented four bedroom south facing period detached residence, which has been extended and beautifully refurbished by the current owners. A great deal of thought has gone into the design to compliment the house, with the use of the finest materials including solid oak timber doors and flooring and an under-floor heating system. The elevated situation provides excellent moorland views and the property is complemented by a pretty garden, garage, stables, parking and a paddock.



ACCOMMODATION

The front door leads into an enclosed porch with room for boots and coats. The sitting room with feature fireplace inset with a wood burner, window seat, stairs to the first floor and enjoys the wonderful moorland views. The dining room is a spacious room with solid oak flooring, window seat. and opens up to the kitchen. The kitchen is beautifully fitted with bespoke oak units with granite work tops, integral fridge, oven, hob, dishwasher, Rayburn, travertine flooring and space for a table. Leading off the kitchen is a study with stairs to a further bedroom. Also on the ground floor is a bathroom and the utility room with cupboards and space for white goods.

Upstairs the landing leads to the bedrooms. The master bedroom enjoys the stunning moorland views. There is a further double bedroom, a single bedroom and the shower room. Leading from the second staircase is a further double bedroom or study/snug.

OUTSIDE

A gate leads to the front garden which is mainly laid to lawn and a path to the front door. To the rear is a pretty cottage style garden with flower borders, lawned area and seating areas. A path leads to the good sized garage with a first floor above which can be used for storage. There are two stables and a tack room. To the north of the parking is a vegetable garden with a greenhouse.

The paddock is a few metres up the lane with gated access off the lane. The field (just over 6 acres) is divided into two gently sloping enclosures with a field shelter and is well fenced with water. There is a public footpath crossing this field.

SERVICES

Mains electric. Shared private water and drainage. Oil fired central heating. Ofcom predicted broadband services - Standard: Download 6Mbps, Upload 0.7Mbps. Ofcom predicted mobile coverage for voice and data: Internal (None). Outdoor (Limited coverage) - O2, Vodafone and EE (Likely coverage) - Three. Ofcom 2025.

Local Authority: Somerset Council.

VIEWING

Strictly by appointment with the agents please.

DIRECTIONS

Take the B3223 out of Dulverton past the Post Office Follow this road along by the river and take the left hand fork, bear left over Marsh Bridge and up the hill. At Five Cross Ways take the right turn signposted to Hawkrigde and then take the first turning right into the village and the property will be found on the left hand side.


WHAT3WORDS

///live.jelly.boards



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.

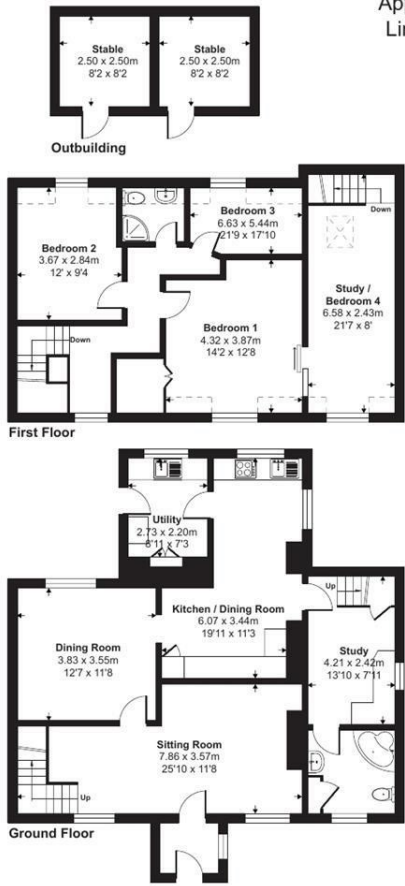


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			79
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

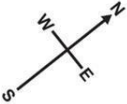
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Approximate Area = 1576 sq ft / 146.4 sq m
Limited Use Area(s) = 127 sq ft / 11.7 sq m
Outbuilding= 201 sq ft / 18.6 sq m
Garage = 381 sq ft / 35.3 sq m
Total = 2285 sq ft / 212.2 sq m
For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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