



Rivers Edge



Rivers Edge

, 6 Weir Head, Northmoor Road, Dulverton, TA22

8DH

Dulverton Town. Tiverton 14 miles. Taunton 25 miles.

A delightful period cottage set in an elevated situation with views across the River Barle and close to the town centre. EPC Band E.

- Attractive character cottage
- Beautiful river and woodland views
- Kitchen
- Riverside decking area
- Close to Dulverton centre within Exmoor National Park
- Sitting room/dining room
- 2 bedrooms and family bathroom
- Freehold. EPC band E. Council tax band B

Guide Price £265,000

SITUATION

Rivers Edge is on the edge of Dulverton conveniently located for the shops and amenities in this delightful small town well known as The Gateway to Exmoor. Nestled in the Barle Valley, Dulverton has a strong community and provides good day to day shopping together with a first and junior school, two churches, a post office, chemist, medical, dental and veterinary surgeries and a well-supported town hall. There are also good restaurants, inns and recreational facilities including squash courts, all-weather tennis courts, football and cricket pitches. The property is in a conservation area.

Tiverton, 14 miles to the south, offers further shopping and entertainment facilities and the well-known Blundells School together with easy access to the M5 and mainline railway station at Tiverton Parkway. The county town of Taunton is 25 miles away and the University and Cathedral City of Exeter lies 29 miles south of the property and boasts a wealth of shopping, recreational and leisure facilities. Exeter Airport lies to the east of the city and offers 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 slopes of the moorland and the beautiful river valleys. Also the North Devon coastline has an excellent range of beaches from which to enjoy numerous water sports, whilst Wimbleball Lake is within a short distance.

DESCRIPTION

Set in a sunny location, this attached character cottage overlooks the River Barle enjoying delightful rural and woodland views and benefits from a riverside decking area and small garden to the front.

ACCOMMODATION

The front door leads into an enclosed porch with room for boots and coats. The double aspect sitting room/dining room is a lovely spacious light room with a feature fireplace inset with a wood burner and stairs to the first floor. The kitchen is well fitted with a range of wall and base units and space for white goods. Adjoining is the utility room with cupboards, plumbing for washing machine and door to the outside.

Upstairs are two double bedrooms and the family bathroom.

OUTSIDE

To the front of the cottage is a small enclosed garden. On the opposite side of the road from the cottage there is a small garden laid to flower beds and steps lead down to a lovely decking area from which to sit and enjoy the views over the river. To the rear of the cottage is a useful outbuilding and a log store.

VIEWING

Strictly by appointment with the agents please.

DIRECTIONS

On entering Dulverton on the B3222 from the south, continue over the river bridge and take the left hand fork by the chemist. Turn left into Lady Street and continue along into Northmoor Road and Rivers Edge will be found on the right hand side.

SERVICES

Mains water, drainage and electricity. Economy 7 heating and hot water storage.

Ofcom predicted broadband services - Standard: Download 17Mbps, Upload 1Mbps. Superfast: Download 76Mbps, Upload 18Mbps.

Ofcom predicted mobile coverage for voice and data: Internal Limited - Voice - O2 & Vodafone. Data - Vodafone Limited. External - EE (Limited), Three, O2 and Vodafone.

Local Authority: Somerset West & Taunton (West Somerset). Exmoor National Park.

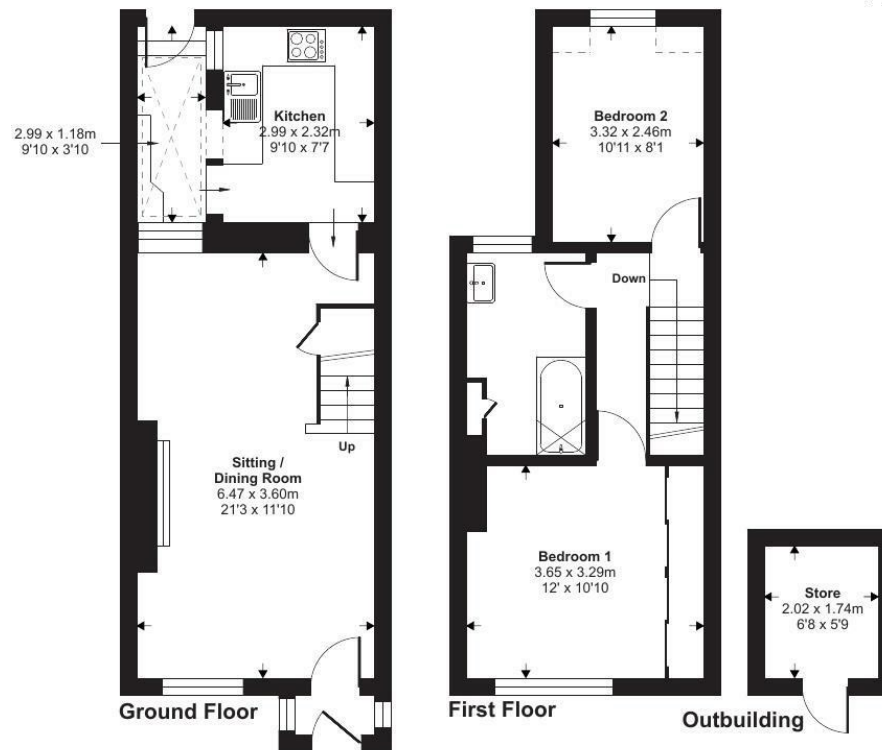
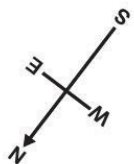
WHAT3WORDS

///alternate.defrost.wrenching

AGENTS NOTE

There is a right of way by foot only to the rear of the property for the neighbouring properties.

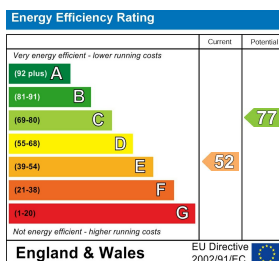




Approximate Area = 725 sq ft / 67.3 sq m
 Limited Use Area(s) = 6 sq ft / 0.5 sq m
 Outbuilding = 38 sq ft / 3.5 sq m
 Total = 769 sq ft / 71.3 sq m
 For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1311576

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.



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