



2 Normans Cottages



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Wheddon Cross, Exmoor, Somerset, TA24 7DX

Dulverton 9 Miles, Minehead 9 Miles, Taunton 23 Miles.

A truly delightful Grade II listed two bedroom character cottage situated in the village with a cottage style enclosed garden, patio and parking. EPC Band E. Freehold. Council Tax Band C.

- Delightful Character Cottage
- Sitting Room With Inglenook Style Fireplace
- 2 Double Bedrooms
- Freehold
- Village Location
- Beautifully Fitted Kitchen/Breakfast Room
- Sunny Patio, Garden and Parking
- Council Tax Band C

Guide Price £310,000

SITUATION

The cottage is situated in the heart of the village of Wheddon Cross. Wheddon Cross has a pre and first school, a general store incorporating post office and fuel pumps, a pub, and the local church is in Cutcombe. Close by is the famous Snowdrop Valley and 9 miles to the north is the coastal town of Minehead, which offers a more comprehensive range of shopping and recreational facilities. Wheddon Cross is ideally located to take advantage of the excellent opportunities to walk and ride on the open slopes of the moor towards Dunkery Beacon and in the lovely river valleys of the Exmoor National Park.

The county town of Taunton (23 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 (42 miles) has excellent amenities and an international airport.



DESCRIPTION

This delightful quintessential period thatched Grade II listed cottage has been tastefully refurbished to provide very comfortable accommodation whilst retaining a wealth of character. The property benefits from far reaching views from the garden at the rear of the property and is complemented by a lovely sunny patio, a garden and two parking spaces. It is just a short walk from all local amenities in Wheddon Cross. The adjoining cottage 1 Normans Cottages is also available to purchase.

ACCOMMODATION

On the first floor there are two lovely double bedrooms both with exposed timber beams and moorland views. Bedroom one has fitted cupboards. Adjacent to bedroom one is a storage loft area which at presently is accessed from the passage way outside but could be incorporated into the cottage to make an en suite subject to the necessary permissions. The bathroom is beautifully fitted with a white suite.

OUTSIDE

To the front of the cottage is a small walled garden. To the side there is a covered passageway with loft storage above, which could be converted to incorporate into the cottage subject to any necessary permissions. At the rear there is a sunny patio area with steps that lead up to a garden which is mainly laid to lawn with flowers borders. Lovely far reaching moorland views are enjoyed from this garden. To the side there is a parking area for two cars.

SERVICES

Mains electricity, water and drainage. Local Authority: Somerset West & Taunton (West Somerset)
Ofcom predicted broadband services - Standard: Download 7Mbps, Upload 0.88Mbps. Superfast: Download 80Mbps, Upload 20Mbps.
Ofcom predicted mobile coverage for voice and data: Internal - EE and Three (Limited coverage). External - (Limited) Vodafone. (Likely) EE and Three. (Ofcom 2025)

VIEWING

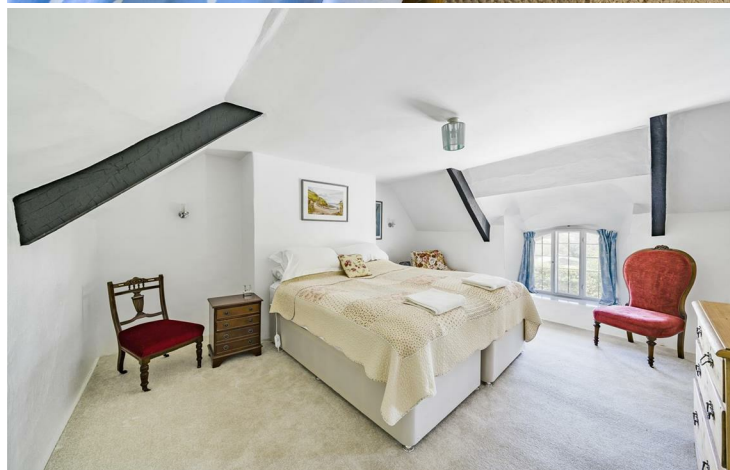
Strictly by appointment with the agents please.

DIRECTIONS

Follow the A396 from Dulverton towards Wheddon Cross and on reaching the village, the cottage will be found on the right hand side just after the cross roads.

COUNCIL TAX

Band C (2023/24)



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.

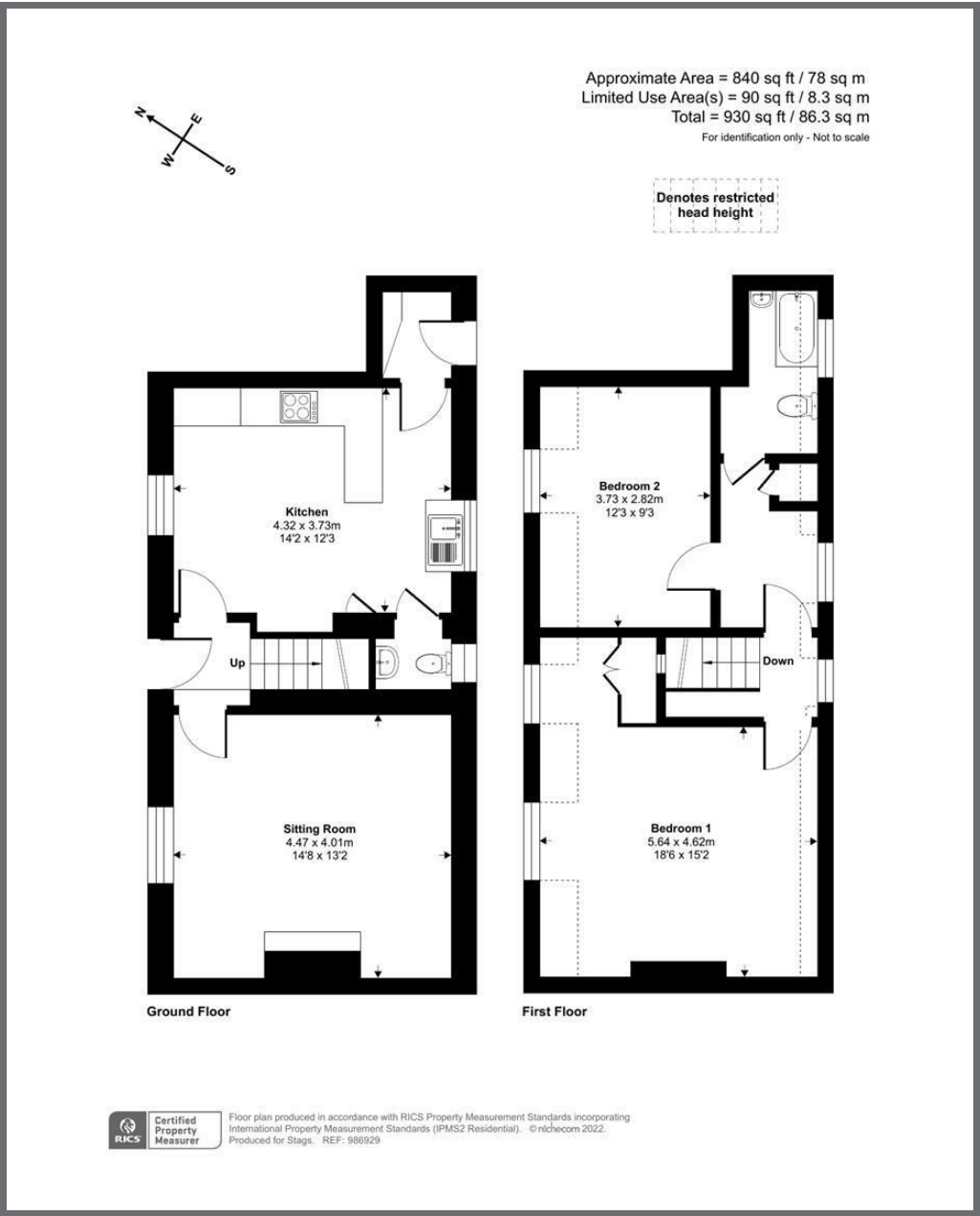


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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