



1 Normans Cottages

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Wheddon Cross, Exmoor, TA24 7DX

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

A beautiful Grade II listed two bedroom character cottage situated in the village with a cottage style enclosed garden, patio and garage. EPC Band D.

- Beautiful Character Cottage
- Sitting Room with feature fireplace
- 2 bedrooms
- Utility and cloakroom
- Close to wonderful walking
- Village Location
- Well fitted kitchen
- Garage and parking
- Sunny patio and garden
- Freehold. Council tax Band C. EPC Band D.

Guide Price £295,000

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 period character 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, garage with adjoining utility/boot room and a parking space. It is just a short walk from all the local amenities in Wheddon Cross. It would be equally suited as a full time residence or as a retreat for holidays and weekends. The adjoining cottage, 2 Normans Cottages is also available to purchase.

ACCOMMODATION

Access is gained through the front door into the hallway with stairs to the first floor. The kitchen is well fitted with a range of wall and base units, integral oven, hob and fridge. The sitting room is a lovely cosy room with a feature fireplace, alcove with shelving and window to the front.

Upstairs there is a double room, a single room and the shower room.

To the rear is a large utility/boot room with sink, plumbing for a washing machine and a cloakroom.

OUTSIDE

At the rear there is a sunny patio area with steps (currently being replaced) 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 garage and parking for two cars.

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.

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)

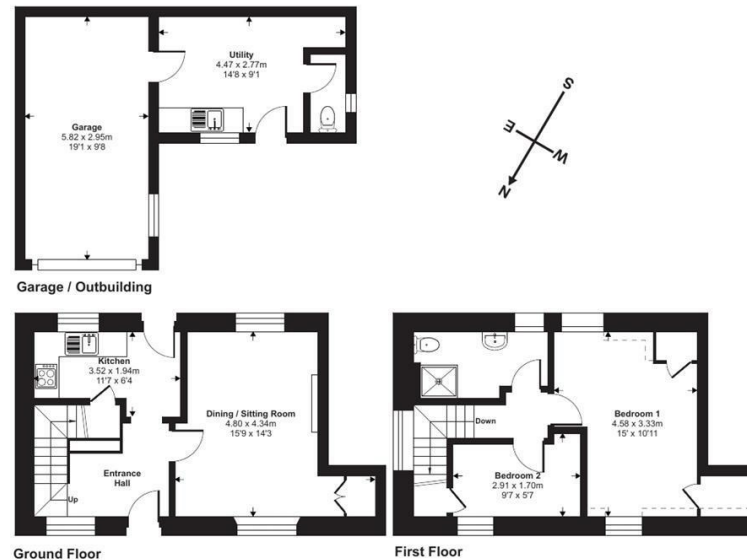
WHAT3WORDS

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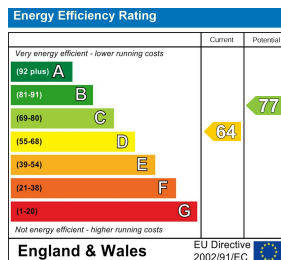
Approximate Area = 669 sq ft / 62.1 sq m
 Limited Use Area(s) = 11 sq ft / 1 sq m
 Garage = 185 sq ft / 17.1 sq m
 Outbuilding = 133 sq ft / 12.3 sq m
 Total = 998 sq ft / 92.5 sq m

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: 1316607

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13 Fore Street, Dulverton, Somerset, TA22 9EX

dulverton@stags.co.uk

01398 323174



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