



West Huckham Barn







West Huckham Barn Exton

Dulverton, Somerset, TA22 9JZ

Wheddon Cross 3 miles. Dulverton 7 miles. Taunton 23 miles.

An impressive stone barn conversion set in a peaceful location with stunning far reaching views and grounds extending to 1.7 acres.

- Quiet location
- Character features
- 3 bedrooms
- Extensive grounds and pond
- No onward chain
- Glorious far reaching views
- Spacious kitchen/living room
- 2 bath/shower rooms
- Attached linhay barn
- Freehold. EPC Band D. Council Tax Band D

Guide Price £650,000

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SITUATION

West Huckham Barn is beautifully set in an elevated position enjoying what must be some of the finest countryside views across the Quarme Valley to Winsford Hill. Standing in delightful grounds that complement the property, there is immediate access to the surrounding countryside. The property is approached over a shared lane with two other properties and is located within the parish of Exton and Bridgetown within Exmoor National Park. Wheddon Cross, a short drive away is a thriving village, in the heart of the Exmoor National Park. It has a strong community and includes a church, primary school, shop with post office, garage, inn, hairdressers as well as a number of small businesses. Exton parish church is a short distance and the picturesque village of Winsford with its community shop and Royal Oak Inn is also nearby.

Dulverton, 7 miles away has a 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 county town of Taunton, 23 miles away, has extensive retail and commercial facilities together with access to the M5 and a main line station with fast trains to London. Taunton also has three independent schools, a theatre and the Somerset County Cricket Ground.

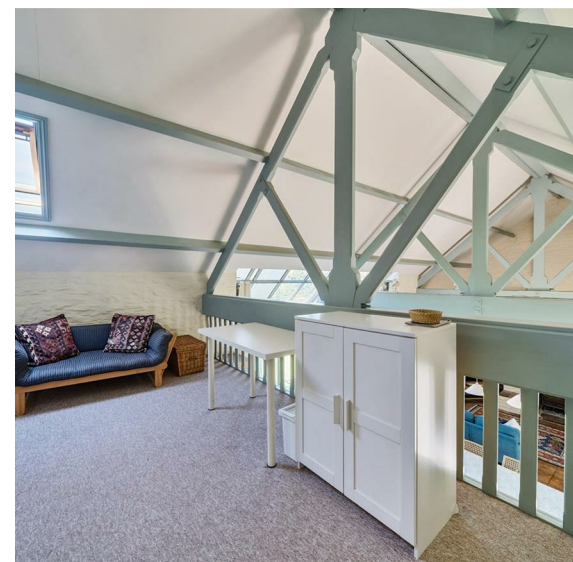
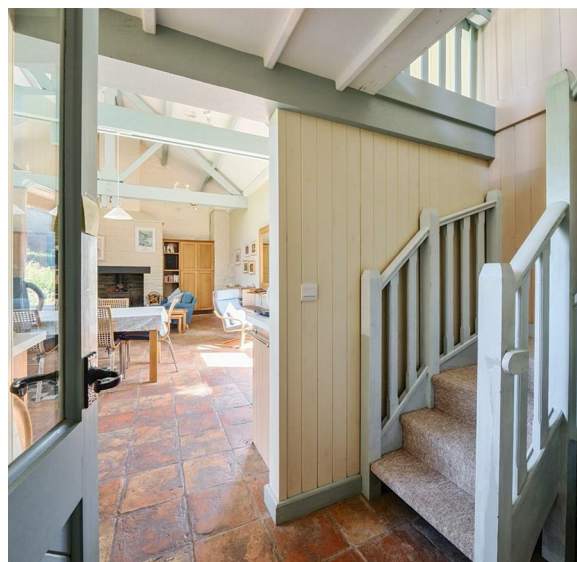
DESCRIPTION

West Huckham Barn is a detached barn conversion with attached linhay barn, situated in a quiet location with lovely rural views across the surrounding countryside. The barn has been sympathetically converted, retaining many original features with stone elevations under a slate roof and beamed interior ceilings. The property benefits from having no onward chain and is set across two floors with three bedrooms and two bathrooms. The accommodation also features a large kitchen/living room. Outstanding views and stunning sunsets are enjoyed from the property.

ACCOMMODATION

West Huckham Barn is arranged on two levels, with the front door leading to a hallway and on into a large open plan kitchen/dining/sitting room with a vaulted beamed ceiling, tiled flooring and a wood burning stove set into a feature fireplace. Barn doors lead out to a conservatory with wonderful far reaching rural views. The kitchen is well fitted with a range of units and integral appliances. Also accessed off the hall are two bedrooms, one double and one generous single and a shower room.

Stairs lead up to a large mezzanine area with a velux window giving plenty of light and overlooks the main room. This could be used as extra living space, a study or for extra bedroom space. The airing cupboard is accessed off the mezzanine. Beyond there is a further double bedroom with en suite bathroom and external access via steps outside.





OUTSIDE

The property is approached over a shared lane with two other properties, which continues into the property where there is ample parking. The grounds total to 1.7 acres are a real feature of the property. To the front, the grounds are mainly laid to lawn with mature beech trees, mature shrubs and a pond, which in all provides an abundance of wildlife and adds to the stunning setting. There is plenty of space to create seating areas which would make a superb area to enjoy alfresco dining and appreciate the views. To the rear of the property there is an enclosed grass area to the front of the linhay barn and a wild flower meadow from which wonderful moorland views can be enjoyed.

Adjoining the house is the original open fronted linhay which could be used for storage or workshop. At the far end is a room which could be used for an office or hobbies room with a room above. Electricity and water are connected and drainage in place.

SERVICES

Mains electricity. Private water via a borehole with a treatment system. Private drainage via septic tank. Oil-fired central heating.
Ofcom predicted broadband services - Standard: Download 8Mbps, Upload 0.9Mbps. Ultrafast 1800Mbps Upload 220 Mbps.
Ofcom predicted mobile coverage for voice and data: EE 78%, Three 70%, Vodafone 68%, O2 65%.
Local authority: Somerset Council. Exmoor National Park.

AGENTS NOTE

There is a public footpath on the boundary of the property. The hunting rights are held by the Badgworthy Land Company.

DIRECTIONS

Leave the M5 at Junction 27 and follow the A361 towards Tiverton. At the first roundabout turn right and follow the A396 towards Minehead. At the Black Cat Junction turn right signposted Dulverton. Continue on the A396, passing through Exebridge and take the fourth turning on the right signposted Watchet. Continue on this road, passing the turning to Brompton Regis and shortly after the left turning to Exton, where there is a long dip in the road look out for a footpath sign on the left pointing left to Exton, where there is a gate. Turn down this lane and West Huckham Barn will be found straight ahead.

WHAT3WORDS

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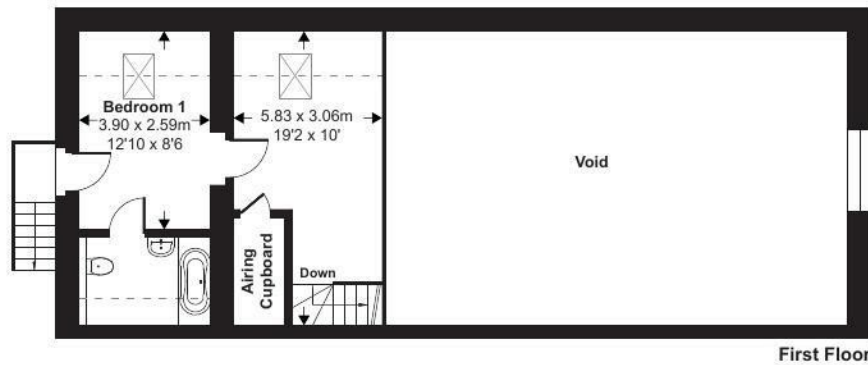
Approximate Area = 1459 sq ft / 135.5 sq m (excludes void)

Outbuildings = 241 sq ft / 22.4 sq m

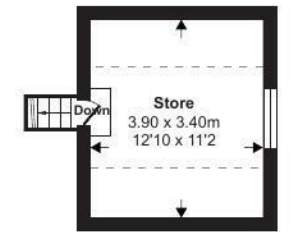
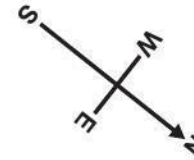
Limited Use Area(s) = 142 sq ft / 13.1 sq m

Total = 1842 sq ft / 171 sq m

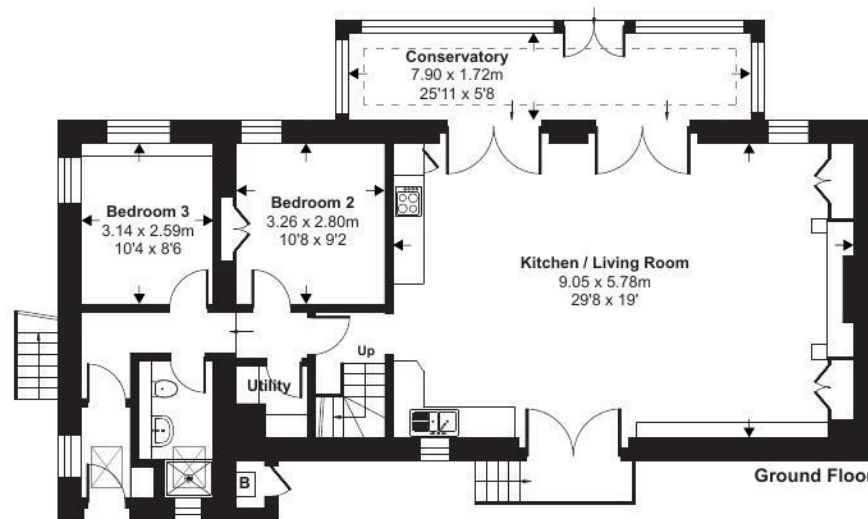
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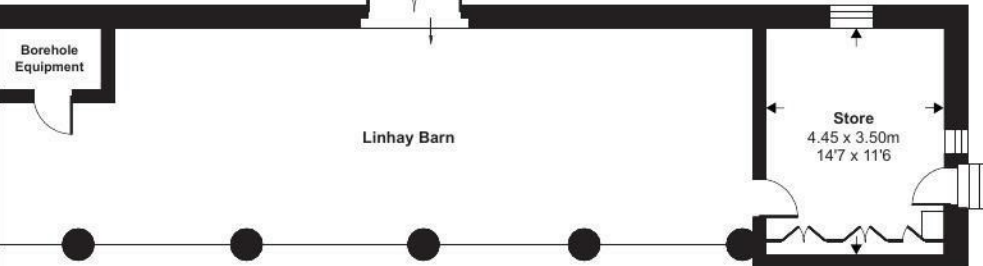
Denotes restricted head height



First Floor Outbuilding



Ground Floor



Ground Floor Outbuilding



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1324221



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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	62	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



