



Braeside



STAGS

Braeside

Northmoor Road, Dulverton, Somerset, TA22 9DG

Dulverton Town. Tiverton 14 miles. Taunton 25 miles. Exeter 29 miles.

An immaculate high specification property, situated in an elevated sunny position with garden, parking and rural views and within walking distance of the town centre.

- Beautifully presented accommodation
- Beautiful Sitting Room with Feature Fireplace
- Garden and Patios
- Parking
- Freehold
- Bespoke Kitchen/Breakfast Room
- Walking Distance to the Town Centre
- 4 Bedrooms
- Detached Workshop/Garage
- Council Tax Band D. EPC Band E.

Guide Price £675,000

SITUATION

Braeside is 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 three 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.

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

An outstanding high specification property, which has been immaculately refurbished. 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, an under-floor heating system, bespoke wood windows with double glazed units and ceramic flooring. The renovations also include a new roof, re-wiring, new plumbing, new boiler, new kitchen and bathrooms. Set in a sunny location, the property benefits from private parking, a large detached workshop/garage and a garden and enjoys delightful rural and woodland views over the Leat.



ACCOMMODATION

As illustrated from the floor plan, access is gained through the front door into the hallway with Italian ceramic flooring and oak staircase to the first floor and under stairs cupboard. The Italian ceramic flooring is continued throughout the ground floor making for a beautiful finish and easy maintenance. The sitting room is a stunning room with a large feature fireplace with oak beam over, inset with a Chamwood multi fuel stove, alcove storage for logs and Italian ceramic flooring. The kitchen/breakfast room benefits from an extensive range of fitted, handmade bespoke solid oak units with granite worktops, integral fridge, a five oven electric Aga with a gas hob, solid oak flooring and space for a large table. Also on the ground floor is a useful utility/boot room with a cupboard for washing machine and dryer. Adjacent is a shower room with a walk-in large shower, travertine basin, heated mirror, WC and towel rail.

Upstairs on the first floor, there is a master double aspect bedroom with a fitted wardrobe and dressing area, which could be useful space to fit an en-suite. There is another double room with a fitted wardrobe and a third, smaller double room. The bathroom is beautifully appointed with a smart travertine basin and a moulded resin bath, copper and travertine tiling, heated mirror, towel rail, walk in shower and separate WC and bidet. An oak staircase leads up the second floor where you will find a stunning, large double bedroom with walnut flooring, bespoke drawer storage in the eaves and Dorma windows.

OUTSIDE

A step-free, slate pathway leads to the front door and a lovely slate patio. To the other side of Braeside is off road parking and the workshop/garage, which has an interesting history. Currently the ground floor is used for storage and the upper floor is used as a workshop and has electricity and water, along with telephone and internet connection. With superb natural light, the building has potential for a studio/home office subject to the necessary permissions. Steps from the parking lead up to a further slated patio area from which to enjoy the views over the Leat. Steps lead up to two further terrace areas from which to make the most of the elevated position and its views.

SERVICES

Mains electricity, water and drainage. Under floor heating throughout.
Ofcom predicted broadband services - Standard: Download 17Mbps, Upload 1Mbps.
Superfast: Download 66Mbps, Upload 13Mbps. Ofcom predicted mobile coverage for voice and data: Internal (Variable) Vodafone. Outdoor (Limited coverage) - EE, Three, and Vodafone. OFCOM 2025.

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

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 Braeside will be found shortly on the right hand side.

COUNCIL TAX

Band D (2021/2022)



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.

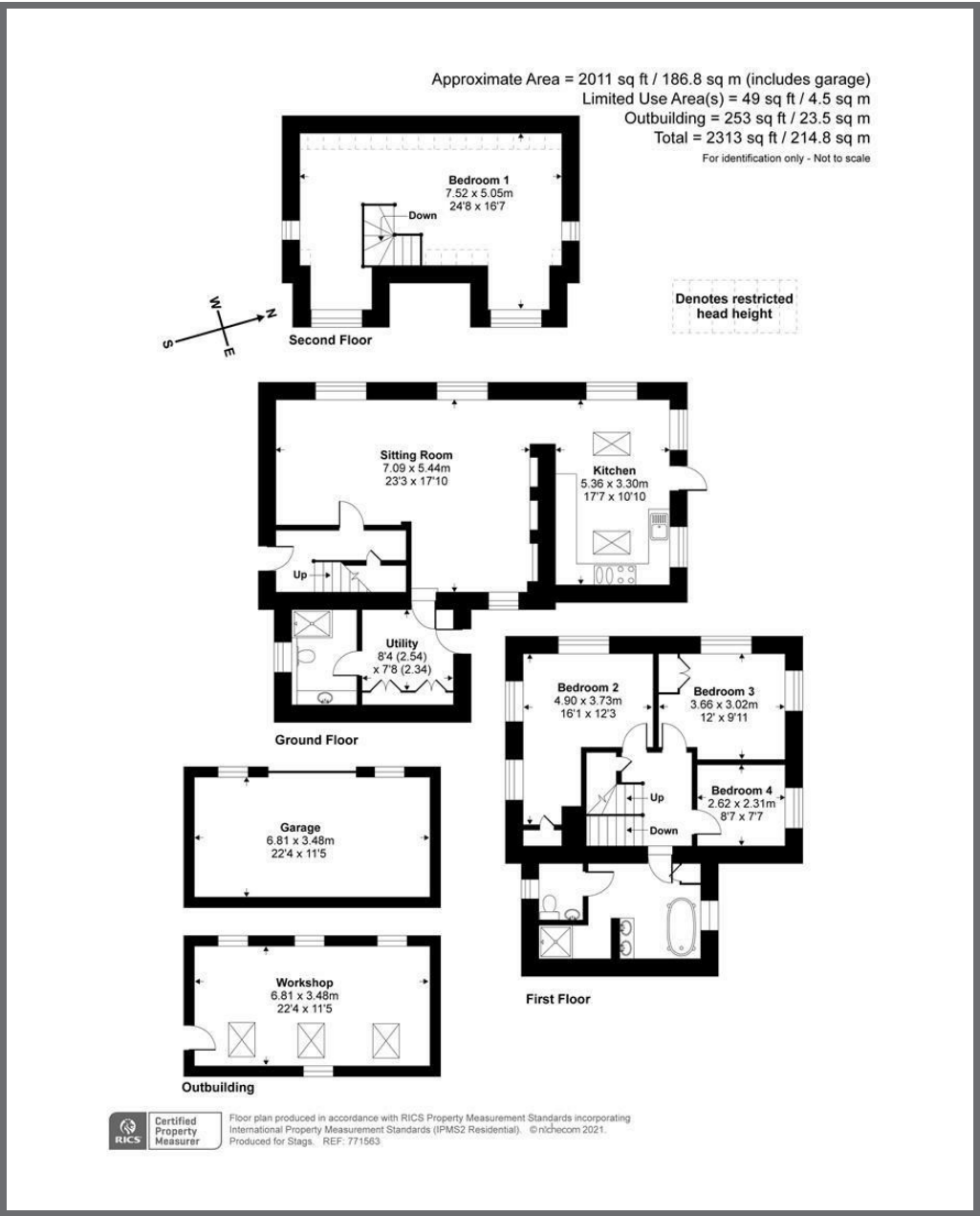


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	43	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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