



Old School House



STAGS

Old School House

Hawkridge, Dulverton, TA22 9QN

A four bedroom detached residence enjoying some of the finest moorland views with gardens, garage, outbuildings and access to unrivalled walking and riding. EPC Band D.

- Stunning views over open moorland
- Immaculate four bedroom house
- Pretty cottage style gardens
- Stables/Outbuildings
- Freehold. Council tax band D.
- Direct access to some of the best walking on Exmoor
- 3 Reception rooms
- Generous sized garage with loft space above
- 6.2 acre paddock available by separate negotiation

Guide Price £595,000

SITUATION

The property is set in a glorious elevated position with stunning moorland views in the village of Hawkridge in the hills of southern Exmoor National Park. Hawkridge is one of the oldest communities on the moor and benefits from a Norman church (St Giles) and a village hall. It is well placed for access to the nearby bustling moorland town of Dulverton. The popular tourist attraction of Tarr Steps is just a mile or so away with its famous bridge and Tarr Farm Inn public house and restaurant.

Nearby Dulverton offers a variety of shops, together with a post office, chemist, doctors, veterinary and dental surgeries, library and a primary school. The county town of Taunton and the city of Exeter offer a wider range of facilities.

Communications are good with the A361 providing access to the north coast and the M5 at Tiverton (J27). The nearest mainline railway station is Tiverton Parkway with fast trains to London Paddington and International airports are located at both Exeter and Bristol.

The surrounding countryside offers a range of rural activities with numerous opportunities for excellent walking and riding directly from the property.

DESCRIPTION

The Old School House is an immaculately presented four bedroom south facing, period, detached residence, which has been extended and beautifully refurbished by the current owners. 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 and an under-floor heating system. The elevated situation provides excellent moorland views and the property is complemented by pretty gardens, a large garage, outbuildings and parking.



ACCOMMODATION

The front door leads into an enclosed porch with room for boots and coats and leads into the sitting room with feature fireplace inset with a wood burner, window seat, stairs to the first floor, enjoying the wonderful moorland views. The dining room is a spacious room with solid oak flooring, window seat. and opens up to the kitchen. The kitchen is beautifully fitted with bespoke oak units with granite work tops, integral fridge, oven, hob, dishwasher, Rayburn, travertine flooring and space for a table. Leading off the kitchen is a study with stairs to a further bedroom. Also on the ground floor is a bathroom and the utility room with cupboards and space for white goods.

Upstairs the landing leads to the bedrooms. The master bedroom enjoys the stunning moorland views. There is a further double bedroom, a single bedroom and the shower room. Leading from the second staircase is a further double bedroom or study/snug.

OUTSIDE

A gate leads to the front garden which is mainly laid to lawn and a path to the front door. To the rear is a pretty cottage style garden with flower borders, lawned area and seating areas. A path leads to the good sized garage with stairs to the first floor which has a sink and velux windows. This versatile space has huge potential for uses such as a gym, studio, home office, ancillary accommodation for a dependent relative, workshop, storage (subject to any necessary planning permissions). There are also two stables, a tack room and parking. To the north of the parking is a greenhouse and raised vegetable beds.

SERVICES

Mains electric. Shared private water and shared drainage. Type and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection. Oil fired central heating. Ofcom predicted broadband services - Standard: Download 6Mbps, Upload 0.7Mbps. Ofcom predicted mobile coverage for voice and data: Internal (None). Outdoor (Limited coverage) - O2, Vodafone and EE (Likely coverage) - Three. Ofcom 2025.

Local Authority: Somerset Council.

VIEWING

Strictly by appointment with the agents please.

AGENTS NOTE

There is a 6 acre field divided into two enclosures with water and field shelter available for separate negotiation.

DIRECTIONS

Take the B3223 out of Dulverton past the Post Office Follow this road along by the river and take the left hand fork, bear left over Marsh Bridge and up the hill. At Five Cross Ways take the right turn signposted to Hawkrigde and then take the first turning right into the village and the property will be found on the left hand side.

WHAT3WORDS

///live.jelly.boards



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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