



Overs,



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Exford, Somerset TA24 7QF

Exford 1 mile. Dulverton 10 miles. South Molton 14 miles.

A beautifully presented period cottage on the edge of the village with rural views and lovely gardens. Freehold. EPC Band D. Council Tax Band D

- Immaculate Period Cottage
- Kitchen/Breakfast Room
- Sitting Room with Inglenook
- Sun Room
- Master Bedroom (En Suite/Dressing Room)
- Further Double Bedroom and Family Bathroom
- Gardens, Parking and Double Garage/Workshop
- Council Tax Band D
- Freehold
- EPC Band D

Offers In The Region Of

£175 000

SITUATION

Overs occupies an elevated south facing position enjoying delightful rural views down towards the river. Exford is a thriving village with two hotels, a tearoom, general store, church, village hall and primary school. The beautiful villages of Withypool and Winsford are both close by and the delightful town of Dulverton is just 10 miles to the south, providing further facilities.

The property is ideally situated to take advantage of all country pursuits, including riding and walking in the valleys and on the open expanses of Exmoor. The coast to the north is also within easy reach.

DESCRIPTION

This charming period cottage has been immaculately refurbished offering a blend of character with modern facilities. It benefits from double glazing, PV panels and oil fired central heating. The cottage enjoys a wonderful setting, south facing and overlooking its own delightful gardens to the countryside beyond. It also benefits from a large garage/workshop and a parking area for several cars. The cottage has a master suite upstairs with a dressing room, but could easily be changed to provide a third bedroom.



ACCOMMODATION

Access is gained through an enclosed porch with door to the utility room fitted with cupboards, Belfast sink, larder and cloakroom. The sitting room has a stone inglenook fireplace inset with a wood burning stove and glazed doors to the sun room. The sun room with wood effect tiled floor has lovely views over the garden. The Kitchen/Breakfast room is fitted with a bespoke range of units, slate worktops, inglenook fireplace with Rayburn, slate flooring, space for table and glazed doors to the patio.

OUTSIDE

The cottage is approached off the quiet country lane onto a large parking area, which gives access to the double garage/workshop. This building could be converted to an annex or studio subject to the necessary planning permissions. To the front is the delightful garden, which is a real feature of the property. It is mainly laid to lawn, with pretty flower borders, shrubs, a water feature a patio and raised decking area from which to sit and enjoy the lovely views. On the the south side of the garage is a large lean to greenhouse. There are also several timber log stores.

VIEWING

Strictly by appointment with the agents please.

DIRECTIONS

From Dulverton take the A3223 road signposted to Exford continuing across Winsford Hill and then turn right at the Chibbet Post junction. Drop down into Exford and turn right over the bridge in front of the White Horse Hotel. Turn left in front of the Crown Hotel and follow this road out of the village, signposted Porlock. After half a mile bear left at the fork and continue along this lane. Overs will be found on the left hand side.

SERVICES

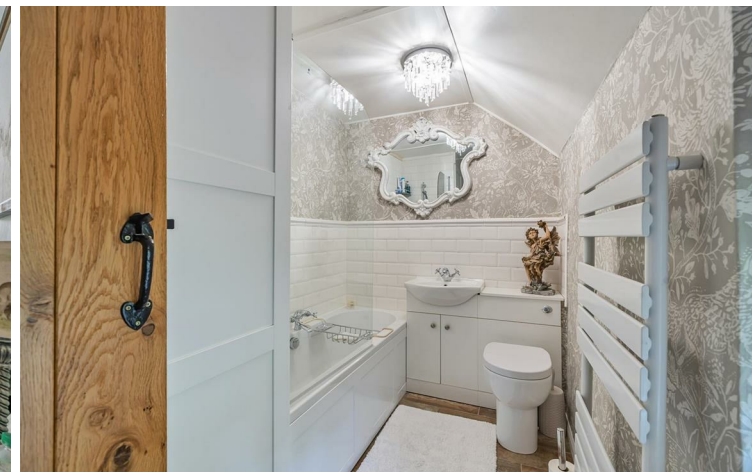
Mains water and electricity. Private drainage Private drainage via Septic tank. (Health and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection). PV Panels and oil fired central heating. Ofcom predicted broadband services - Standard 28 Mbps download 1 Mbps Upload. Ofcom predicted mobile coverage for voice: Internal - EE, Three, Vodafone & O2. External - EE, Three, O2 and Vodafone. Ofcom predicted mobile coverage for Data: Internal - EE & Vodafone. External: EE, Three, O2 and Vodafone. Heating: Local authority: Somerset West and Taunton Council.

COUNCIL TAX

Council Tax Band D

WHAT3WORDS

what3words///brush.hazy.timidly



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		87
(81-91)	B		
(69-80)	C		68
(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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Approximate Area = 1407 sq ft / 130.7 sq m
 Limited Use Area(s) = 24 sq ft / 2.2 sq m
 Garage = 608 sq ft / 56.4 sq m
 Total = 2039 sq ft / 189.3 sq m

For identification only - Not to scale

Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023. Produced for Stags. REF: 1042940