



Watercombe House





# Watercombe House

Wheddon Cross, Minehead, TA24 7BD

Edge of Wheddon Cross. Dunster 6 miles. Minehead 9 miles.  
Taunton 23 miles.

An elegant and substantial country house situated on the edge of the village in the heart of Exmoor with a paddock and stables.

- Substantial 4 Bedroom House
- Kitchen/Breakfast Room
- Paddock and Stables. In All 1.773 acres
- EPC Band: G
- 3 Reception Rooms
- Gardens, Parking and Garage
- Council Tax Band G
- Freehold

## Guide Price £625,000

### SITUATION

Watercombe House enjoys a sheltered position on the edge of the moorland village of Wheddon Cross in the heart of Exmoor National Park and a short distance from Dunkery Beacon. It is ideally located to take advantage of the excellent opportunities to walk and ride on the moor and the lovely river valley of the Avill, famous for its snowdrops. Wheddon Cross and Cutcombe have a church, primary school, general store incorporating the post office and fuel pumps.

The historic village of Dunster is 6 miles away and the coastal resort of Minehead, with more comprehensive shopping facilities, is just 9 miles to the north.

The county town of Taunton, which is 23 miles to the east, has excellent retail and commercial facilities, together with access to the M5 and main line rail station with trains to London. In Taunton there are three independent schools and good recreational opportunities, including Somerset County Cricket Ground and Taunton Racecourse.





## DESCRIPTION

Watercombe House is a substantial house attached to the neighbouring house at first floor level by an archway. The property offers comfortable accommodation whilst maintaining many original features such as excellent ceiling heights, beams, inglenook fireplaces and large windows. The house is light and airy with many of the rooms being double aspect. The rooms are very well proportioned which include an elegant drawing room, reception hall and a fine dining room. The front of house overlooks its own garden and drive. The property is complemented by its gardens, paddock and stables. Direct access from the property leads onto a bridleway to Drapers Way and Dunkery Beacon providing unrivalled walking and riding.

## ACCOMMODATION

A pillared porch leads into the entrance hall, which gives access to the principle rooms of the house. The drawing room is a well-proportioned bright room with large bay window, feature fireplace housing a wood burning stove and a floor to ceiling bookcase. The dining room is a superb room with an inglenook fireplace inset with a wood burner, quarry tiled floor and a door to the patio and rear garden. Off this room is a library/study with a door to the shower room. This room could easily used for a dependent relative. The kitchen/breakfast room is well fitted with wall and base units, oven, hob and a Rayburn providing hot water. There is also a boot room/utility with access to the garage, front and rear gardens.

Upstairs the master bedroom is large with wonderful views looking down the valley from the bay window. There are three further bedrooms, two bath/shower rooms and a cloakroom.

## OUTSIDE

Approached along a short gravelled driveway to level parking for several cars and the garage. To the front of the house is a lovely garden, mainly laid to lawn, with mature trees and shrubs. Behind this is a timber shed. To the rear is a delightful sheltered patio and garden. Above this is further garden with gates to the paddock. Situated on this area of garden is a wonderful Tree House incorporating an existing tree with electricity for lights and sockets. There is also a vegetable garden and an orchard with apple, pear and plum tress and a gate giving direct access onto the bridleway. The paddock which adjoins the garden has two stables with water and electricity and a five bar gate leading out on to the road.

## VIEWING

Strictly by appointment with the agents please.

## DIRECTIONS

From Dulverton take the A396 northwards towards Wheddon Cross and after passing through the village of Wheddon Cross, turn left signposted Raleigh Manor. After a short distance you will find Watercombe House on the left hand side.

## SERVICES

Mains electricity, water and drainage. Oil fired Rayburn and electric radiators. Broadband Superfast 45 Mbps Download 8 Mbps Upload. Ofcom predicted mobile coverage for voice and data: Internal - EE & Three. External - EE, Three, O2 and Vodafone. Local authority: Somerset West and Taunton Council.

## AGENTS NOTE

The hunting rights are not held with the property. A spring rose next to the garage and a sump has subsequently been installed. For further details please contact the agents.

## WHAT3WORDS

what3words ///obliging.shadows.nickname





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                                   |  | 17                      |                                                                                     |
| (1-20) G                                    |  |                         |                                                                                     |
| Not energy efficient - higher running costs |  |                         |                                                                                     |
| England & Wales                             |  | EU Directive 2002/91/EC |  |

13 Fore Street, Dulverton,  
Somerset, TA22 9EX

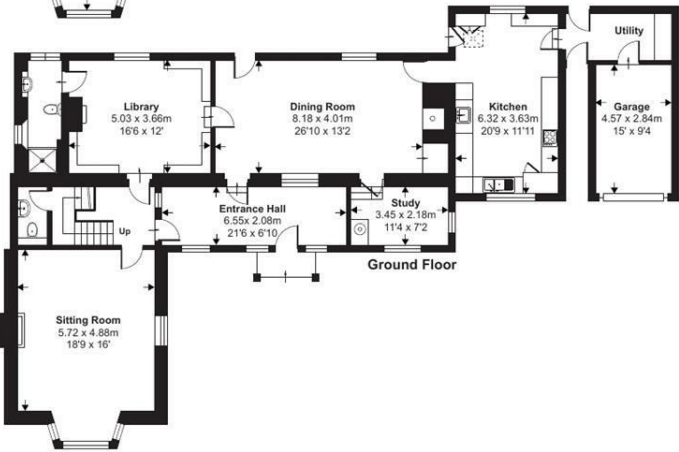
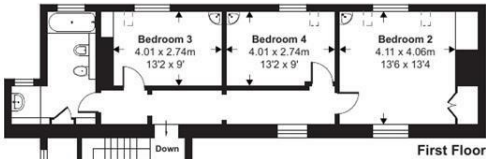
dulverton@stags.co.uk

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Approximate Area = 2873 sq ft / 266.9 sq m  
Limited Use Area(s) = 7 sq ft / 0.6 sq m  
Garage = 133 sq ft / 12.3 sq m  
Total = 3013 sq ft / 279.8 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). © nitchcom 2024. Produced for Stags, REF: 1097294