



1 Elm Cottages



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West Street, Withycombe, Somerset, TA24 6PY

Minehead 5.2 Miles Dulverton 16.3 Miles Taunton 20 Miles

A beautifully presented refurbished property with garage, parking and rural views situated in the small but sought-after village of Withycombe on the edge of the Exmoor National Park. EPC Band E.

- Immaculately presented home
- Beautifully fitted kitchen/breakfast room
- Dining room/sitting room
- 3 bedrooms
- 2 bath/shower rooms
- Gardens, garage and parking
- Lovely rural views
- Council band D. Freehold.

Guide Price £550,000

SITUATION

1 Elm Cottages is situated in the popular village of Withycombe set within the Exmoor National Park, which has a strong community, church and village hall. The coast road A39 is half a mile away where there is a bus stop with regular services to Minehead, Williton, Bridgewater and Taunton. The village of Carhampton, is nearby which has a post office/store and inn. The larger towns of Williton and Minehead have a more extensive range of facilities.

DESCRIPTION

This fantastic spacious home, built in 1989 and later extended is situated in an elevated position in the village of Withycombe on the edge of Exmoor National Park. The house enjoys wonderful rural views across to the surrounding countryside and although link attached by a single story room, it is peaceful and quiet. The house provides high quality and well-proportioned contemporary accommodation. It is complemented by its gardens, summer house, parking and a garage.



ACCOMMODATION

The front door leads into an enclosed porch with a utility room and cloakroom off. A door leads into the main reception room with fireplace inset with a wood burning stove, oak flooring and views to the garden. Leading off the sitting room is a dining area again with oak flooring, views over the garden and stairs to the first floor. The kitchen breakfast room is beautifully fitted with a range of wall and base units, integral oven and hob, tiled flooring, plenty of space for a table. and glazed doors to the garden. Also on the first floor is a study.

Stairs lead up to the landing giving access to the bedrooms and bathrooms. The master bedroom is a spacious room with dressing area fitted with cupboards and glazed doors. Bedroom two is also a good room with fitted wardrobes and Bedrooms three is a generous single room with a cupboard. There are two beautifully appointed bath/shower rooms.

OUTSIDE

The house is set back off the lane in an elevated position with a single garage and parking. To the front and back of the house are mature gardens mainly laid to lawn with shrubs and flower borders. The rear garden is a private enclosed generous space with a recently constructed summerhouse with electricity and insulation. This is a wonderful space and could be used for a variety of uses such as a home office or extra living accommodation. Adjoining the summerhouse is a patio area from which to enjoy the views. There is also a timber garden shed.

SERVICES

Mains water, electricity and drainage. Electric under floor heating and radiators. Ofcom predicted broadband services - Standard: Download 15Mbps, Upload 1Mbps. Ultrafast: Download 1800Mbps, Upload 220Mbps. Ofcom predicted mobile coverage for voice and data: Internal (Variable) O2 and Vodafone . Outdoor (Good coverage) - Three, EE, O2 and Vodafone.

Local Authority: Somerset Council.

VIEWING

Strictly by appointment with the agents please.

DIRECTIONS

From Taunton head west on the A358 towards Williton. On reaching Williton take the first exit towards Minehead, pass through the village of Washford on the A39 and after approximately two miles turn left signposted to Withycombe. Upon entering the village continue past the village hall and take the next right up West Street. The property will be found on the right hand side after approx 160 yards.



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.



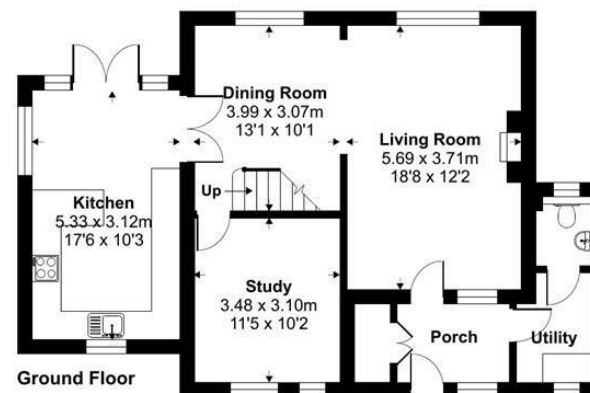
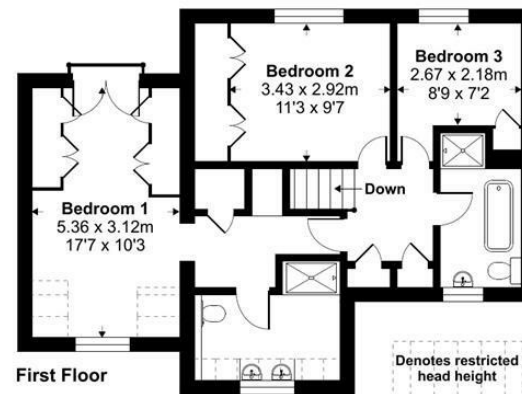
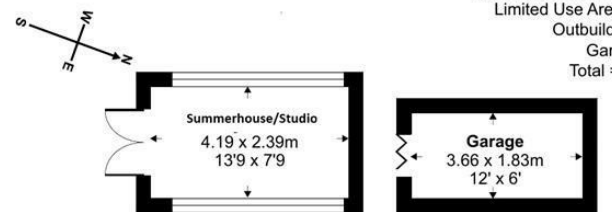
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		54	
England & Wales		EU Directive 2002/91/EC	

13 Fore Street, Dulverton,
Somerset, TA22 9EX

dulverton@stags.co.uk

01398 323174

Approximate Area = 1483 sq ft / 137.7 sq m
 Limited Use Area(s) = 35 sq ft / 3.3 sq m
 Outbuilding = 108 sq ft / 10 sq m
 Garage = 72 sq ft / 6.7 sq m
 Total = 1698 sq ft / 157.7 sq m



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Stags. REF: 883458



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