



The Old Post Office

Wheddon Cross TA24 7DX

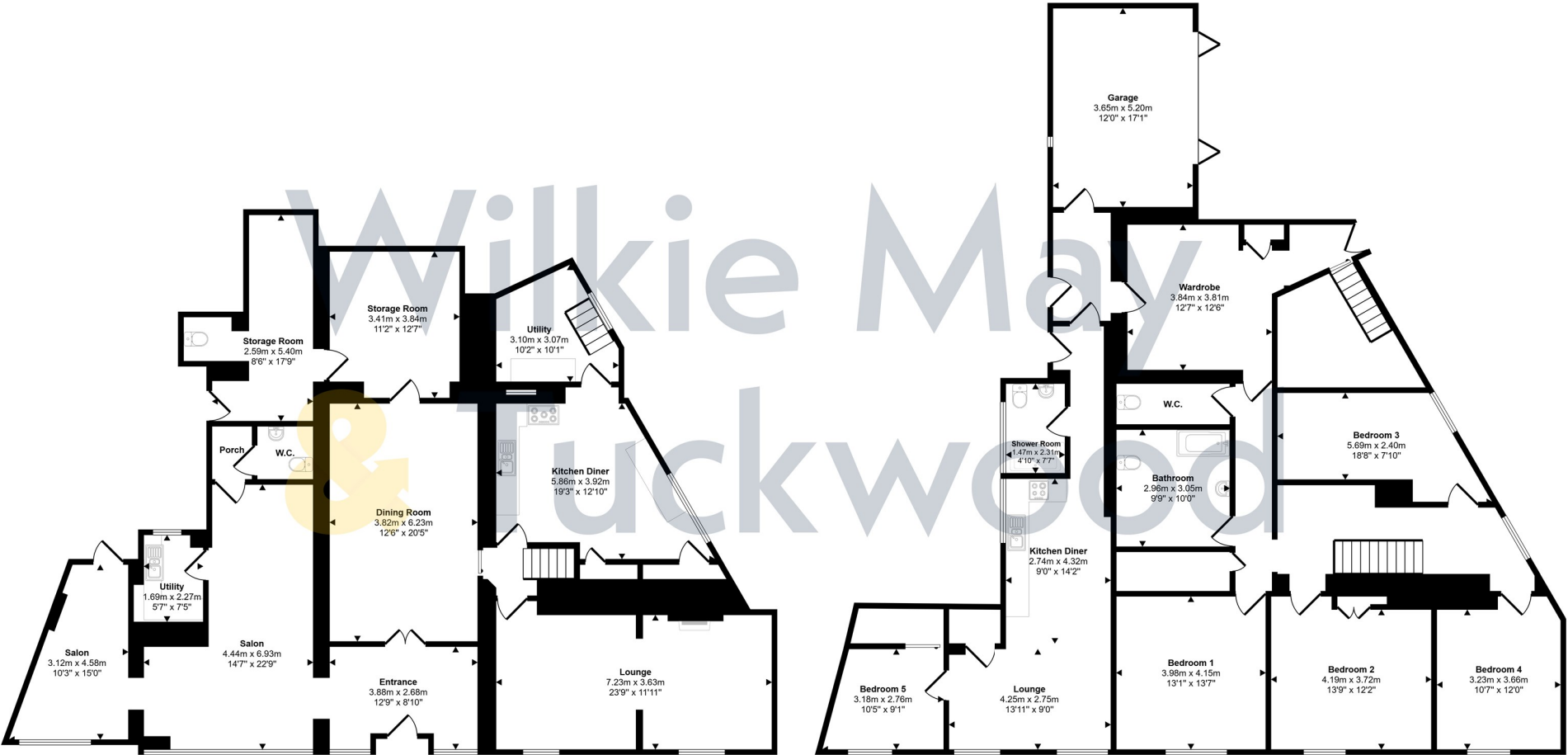
Price £450,000 Freehold



Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
384 sq m / 4132 sq ft



Ground Floor
Approx 182 sq m / 1955 sq ft

First Floor
Approx 202 sq m / 2178 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

A spacious four-bedroom multi-use property situated in the heart of the sought-after Exmoor National Park village of Wheddon Cross with off road parking, a garage and attractive gardens with lovely views.

- Sought after village in the Exmoor National Park
- Four-bedroom main residence
- Self-contained one-bedroom holiday let
- Salon premises with village frontage
- Garden with lovely views, garage and off road parking



Situated in the heart of the sought-after Exmoor village of Wheddon Cross, this versatile and characterful four-bedroom property offers a rare opportunity to combine comfortable family living with established income potential.

The main residence provides spacious and well-appointed accommodation, featuring four bedrooms, generous living areas, and a welcoming layout ideal for both everyday life and entertaining. Retaining much of its traditional charm, the home blends period features with practical modern touches.

Adjoining the main house is a beautifully presented one-bedroom holiday let, perfect for generating supplementary income or accommodating guests. The self-contained unit offers privacy and comfort, making it highly attractive for visitors looking to explore Exmoor National Park and the surrounding countryside.

In addition, the property includes a hair salon premises with excellent frontage within the village, offering further commercial potential. Whether continued as a retail space, repurposed for another business venture, or integrated into the overall property



use (subject to any necessary consents), this element adds significant flexibility and value.

Outside there is off road parking together with a large garage which has a personal door into the living accommodation. There is also a courtyard area accessed from the shop premises and the living accommodation together with a good-sized garden predominantly laid to lawn with lovely views over the property towards the surrounding countryside.

Located in a thriving village community with amenities close at hand, and surrounded by stunning moorland scenery, this unique property presents an exceptional lifestyle and investment opportunity.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Mains water, drainage and electricity.

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton TA1

Property Location: lived.success.committee Council Tax Band: C for the living accommodation and exempt for the salon

Broadband and mobile coverage: We understand that there is mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: Very low risk **Rivers and the Sea:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared 8th July 2026. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor.



Tel: 01643 704400
Wilkie May & Tuckwood 6 Wellington Square, Minehead, Somerset,
TA24 6NH

