



Dancing Gate







Dancing Gate

Chapel Cleeve, Minehead, , TA24 6HZ

Old Cleeve 0.8 miles. Williton 4 miles. Taunton 19 miles.

A substantial individually designed four bedroom house with beautiful gardens, outbuilding, garage and parking.

- Individual substantial property
- Flexible accomodation
- Outbuilding with potential (subject to any necessary Planning permission)
- Peaceful setting within walking distance from the coast
- 4 double bedrooms 2 bathrooms
- Three reception rooms
- Beautiful surrounding gardens and terraces
- Freehold. EPC Band D. Council Tax Band F.

Guide Price £675,000

Stags Dulverton

13 Fore Street, Dulverton, Somerset, TA22 9EX

01398 323174 | dulverton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



SITUATION

The property is situated in a delightful setting within the former grounds of Chapel Cleeve Manor in the small hamlet of Chapel Cleeve. The hamlet is just outside the Exmoor National Park and within a short walk to the seafront at Blue Anchor. Old Cleeve, 1 mile away, has a strong community spirit based around the Church and Community Hall where there are a number of weekly clubs and sports. There is also a first school. Just 4 miles away in the nearby village of Williton, more comprehensive amenities can be found to include a green grocer, butchers, post office, bank, library, doctors surgery and veterinary centre. The historical village of Dunster, which is situated approximately 4 miles from the property, is known to be one of the prettiest villages in England and boasts a primary school, church, post office and several public houses and restaurants. Dunster is also famous for its Castle and Yarn Market.

The county town of Taunton, which is approximately 19 miles away has extensive retail and commercial facilities, together with access to the M5 and a main line station with fast trains to London. There are three independent schools as well as the county cricket ground.

There are many opportunities to walk and ride in the valleys and open expanses of the moor and the coast to the north is within easy reach with Blue Anchor Bay being a short distance as well as the marina at Watchet, just 3 miles away.

DESCRIPTION

This impressive detached house was built by a local builder for his own occupation. Being individually designed the property offers generous accommodation with well proportioned rooms. Dancing Gate is complemented by its generous gardens and grounds, and outbuildings including workshop, garaging and former stables.

ACCOMMODATION

The enclosed entrance porch leads into a wonderful reception hall with a grand staircase, wood block flooring and a cloakroom. Double doors lead off the hall to a double aspect spacious drawing room with a bay window, brick fireplace with wood burner and views to the garden. Also, off the hall is the dining room with glazed double doors to the garden. The triple aspect kitchen/breakfast room is fitted with a range of oak fronted base and wall units with integrated hob, double oven, fridge and dishwasher. A door from here leads into the utility room with a range of units, plumbing for washing machine and door to the double garage and outside.





The stairs lead to the galleried landing with a range of fitted cupboards including the airing and linen cupboards. There are four double bedrooms with the master room enjoying views to the countryside, built in cupboards and a shower en suite. There is also the family bathroom fitted with a three piece suite with shower over the bath.

OUTSIDE

The property is approached through double wooden gates onto the sweeping drive with plenty of parking. Immediately to the front of the house is a paved path to the house with lawn and shrub borders. To the east side of the house there is a high wall providing privacy along one side with well stocked borders and trees. To the front there is also a water feature. A path leads around the side of the garage to a further garden where there is an attractive garden room and paved patio, lawns with shrub borders which lead to the rear garden where there is a paved terrace with stainless steel balustrading. A path leads to a further walled garden and beyond is an additional large area of lawn.

SERVICES

Mains water, drainage and electricity. Oil fired central heating. Calor gas for cooker and gas fire. Ofcom predicted broadband services - Standard: Download 11Mbps, Upload 1Mbps, Superfast: Download 33Mbps, Upload 7Mbps. Ofcom predicted mobile coverage for voice and data: Internal (Limited Coverage) - O2 and Vodafone. Outdoor (Limited coverage) - EE. (Likely coverage) - Three, O2 and Vodafone. Ofcom 2025.

Local Authority: Somerset Council.

VIEWING

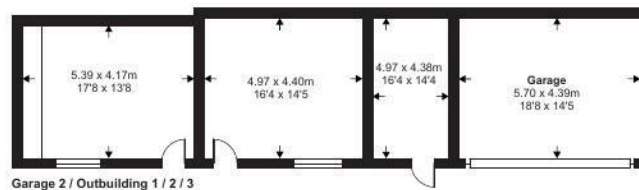
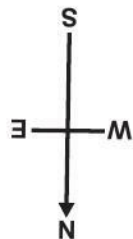
Strictly by appointment with the agents please.

DIRECTIONS

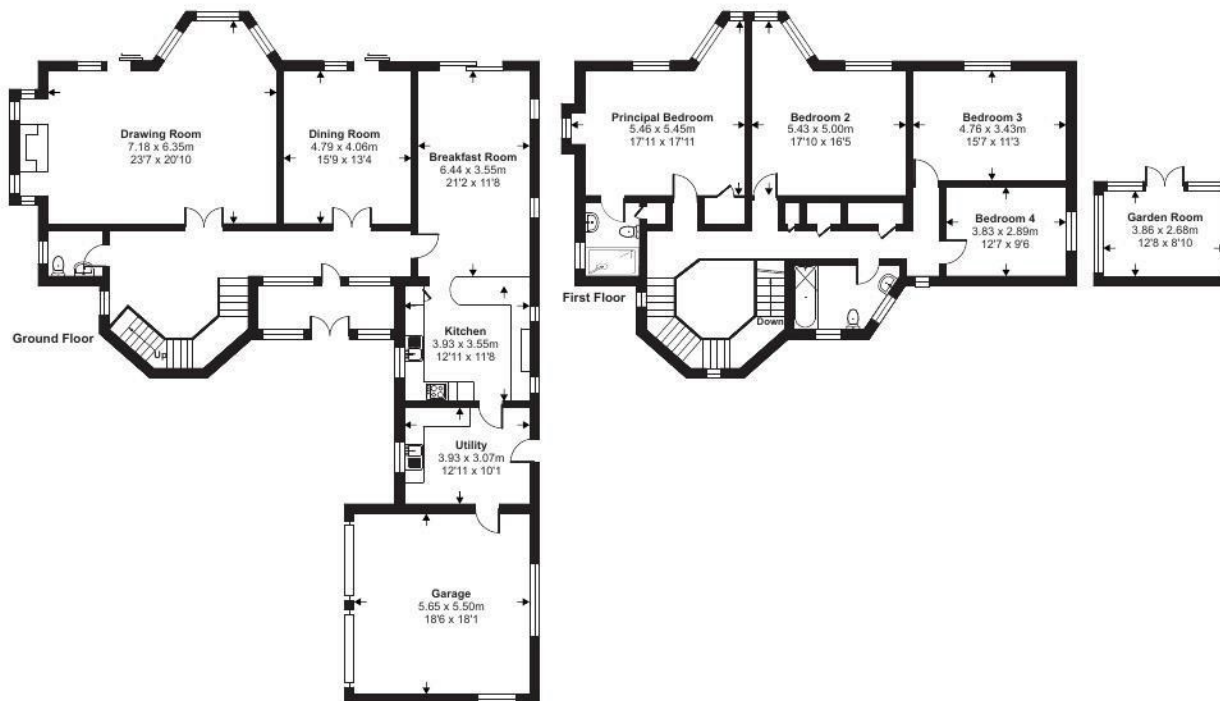
From Williton proceed on the A39 towards Minehead. Continue for a few miles passing through Washford and after a short distance take the next right turn signposted Chapel Cleeve. Continue along through Old Cleeve and upon reaching Chapel Cleeve and having passed the thatched lodge, take the next unmarked driveway on the left. In a short distance turn right and proceed to the end when you reach the property.

WHAT3WORDS

///allies.earlobe.wipe



Approximate Area = 2891 sq ft / 268.5 sq m
Garages = 605 sq ft / 56.2 sq m
Outbuildings = 702 sq ft / 65.2 sq m
Total = 4198 sq ft / 389.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Stags. REF: 1289939



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	62	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



