

Old Wardens

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6 West Cottages, Simonsbath, TA24 7SL

Exford 5.8 miles. Dulverton 14 miles. South Molton 14.5 miles.

An attractive, 2/3 bedroom cottage situated just outside of the village with stunning rural views, large garden, workshop and garage. EPC Band: F.

- Far reaching countryside views
- Beautiful character features
- Attractive gardens
- Small parcel of land adjoining
- Freehold
- Sitting/dining room
- 2/3 bedrooms
- Garage and workshop
- Council Tax: C.

Guide Price £395,000

SITUATION

Old Wardens is situated a short distance from the small village of Simonsbath and is perfectly positioned to take advantage of the many rural activities for which the area is so well renowned. Set in the splendour of the Barle Valley, Simonsbath lies in the heart of the Exmoor National Park and has a hotel, a Public House, and the parish church of St Lukes, which presides over the largest Parish in Somerset. There are many opportunities to take advantage of the surrounding countryside with walks from Simonsbath, notably down the River Barle and north through Ashcombe onto the high moor, overlooking the magnificent Exmoor coastline.

Exford, some five miles to the east, is a thriving village with two hotels, well stocked village shop, church, village hall and primary school. Dulverton is 14 miles away and is a delightful small town well known as The Gateway to Exmoor . It provides good day to day shopping together with two churches, post office, chemist, doctors, dentists and veterinary surgeries and a well used town hall. There are also good restaurants and recreational facilities including squash courts, all weather tennis courts and football and cricket pitches. The thriving market town of South Molton, 12 miles south west of Simonsbath, offers an excellent range of day to day amenities including schooling up to secondary level, a wide variety of shops, banking facilities, churches, livestock markets and pannier markets on Thursdays and Saturdays.







DESCRIPTION

This appealing Victorian cottage is the end of a terrace of three and is constructed of stone beneath a slate roof. The cottage enjoys views towards the River Barle and open countryside beyond. The accommodation is ideal as a retreat for holidays and weekends or for full time residence. It is complemented by a large garden to the side of the cottage, a garage and a workshop.

ACCOMMODATION

The property is arranged over two floors and offers a flexible layout. The entrance hall provides access to two spacious ground floor bedrooms, including a characterful principal bedroom with exposed stone walls, timber beams and an attractive fireplace. The second bedroom is equally well-proportioned and enjoys a pleasant outlook with direct access to the conservatory. A generous bathroom completes the ground floor.

Stairs rise to the first floor where a superb sitting/dining room forms the focal point of the property, enjoying excellent proportions and an abundance of natural light from large windows. The kitchen is positioned off the living space and is complemented by fitted base and wall units and space for further appliances. There is also another generous double bedroom upstairs.

OUTSIDE

There is a courtyard to the rear. Steps lead up to an attractive garden to the side of the cottage which is mainly laid to lawn, with shrubs and flowers borders, fruit trees and a vegetable patch. A gate leads from this garden to an additional piece of land. At the other end of the row of cottages there is a garage and a generous sized workshop.

SERVICES

Mains electricity. Shared Private water and shared drainage. Oil fired central heating. Shared septic tank, a discharge permit has been granted. Mobile data services available. Ultrafast broadband available. OFCOM (2026)

Somerset County Council. Tax band C.

VIEWING

Strictly by appointment with the agents please.

DIRECTIONS

From Dulverton take the B3223 across Winsford Hill. After about 11 miles on reaching White Cross T-junction turn left onto the B3224. Continue along this road and upon arriving in Simonsbath, pass the Simonsbath House Hotel on your right and then turn left onto the road signposted to Challacombe. Old wardens will be found shortly on the right hand side.

WHAT3WORDS

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