



## Barle Mist 2 Higher Mead, Withypool, Somerset, TA24 7QP

£399,000

- Idyllic Exmoor village with pub
- Entrance hall and cloakroom
- Kitchen with utility area
- Garage and parking
- In need of some updating
- Views over moor
- Sitting room and dining room
- 4 bedrooms and 2 bathrooms
- Gardens with pond
- Dulverton c. 8 miles, Minehead c. 15 miles

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



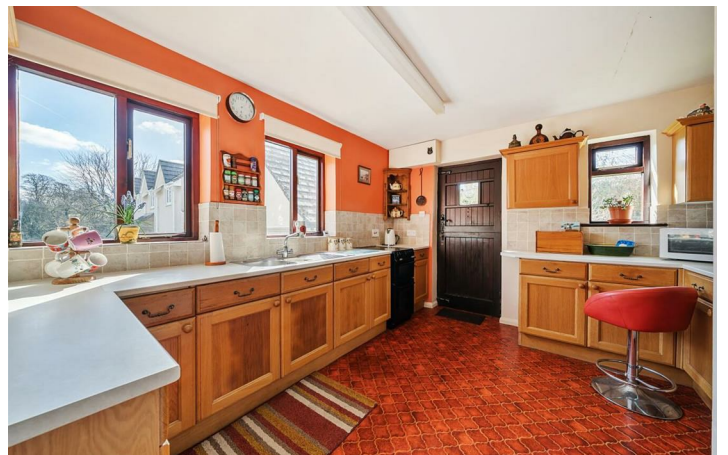
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# Barle Mist 2 Higher Mead, TA24 7QP

A spacious four-bedroom detached home, offering fantastic potential for modernisation, peacefully situated in an idyllic Exmoor village with beautiful southerly views over the moor.



Council Tax Band: E



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## LongDescription

Tucked away at the end of a quiet close of just two houses, Barle Mist enjoys an elevated position with beautiful southerly views over the moor. Nestled in the heart of Exmoor National Park, the property offers easy access to some of the region's most stunning landscapes.

This spacious, detached village home offers well-proportioned accommodation with generous room sizes and some lovely views over the moor. Built 37 years ago, the property now offers an exciting opportunity for modernisation, with endless potential to create a wonderful Exmoor retreat.

Upon entering, a welcoming entrance hall leads to a cloakroom and a fully fitted kitchen, which enjoys picturesque views from the sink. A stable door provides access to the garden, and a useful utility area offers ample space for white goods. The double-aspect sitting room features a charming stone open fireplace, while double doors lead to the dining room, which opens onto the patio and garden.

Upstairs, the particularly spacious master bedroom enjoys a dual aspect with spectacular moorland views and benefits from an en-suite shower room. There is plenty of potential here to create a larger en-suite with walk in wardrobe or even an additional bedroom or study. Three further bedrooms and a generously sized family bathroom with both a bath and separate shower, complete the first floor.

### Outside

The delightful wrap around garden is mainly laid to lawn, featuring a pond and a patio area accessible from the dining room, perfect for alfresco dining. A timber garden shed is tucked away near the garage, and a gated pathway leads to the rear of the house.

The property benefits from a private driveway with parking and a single garage equipped with power, lighting, an up-and-over door and a side entrance.

Barle Mist presents a rare opportunity to acquire a spacious home in an idyllic Exmoor setting, ready to be transformed into a truly special countryside retreat.

### Location

Withypool is a quintessential Exmoor village, known for its welcoming community and amenities, including a popular pub, general store with a post office, tea rooms, and a village hall. Outdoor enthusiasts will appreciate the wealth of walking, cycling, and horse-riding opportunities right on the doorstep.

The charming country town of Dulverton, just 8 miles away, provides further conveniences, including shops, medical facilities, a library, and a primary school. Excellent transport links can be found at Tiverton, where the A361 connects to the M5 motorway, and Tiverton Parkway station offers regular intercity services to London Paddington in approximately two hours.

Services: Mains electricity and water connected.  
Drainage by way of a shared septic tank.

Tenure: Freehold.

Council Tax: Band E

Local Authority: Somerset West and Taunton Council.



## Directions

From Dulverton take the B3223 past the Post Office and follow this road over the moor for approximately 7 miles crossing Winsford Hill at the bottom of the hill follow the sign turning left for Withypool. Continue down the hill and on entering the village, the entrance for Barle Mist will be seen on the left, marked by a Seddons board.

## Viewings

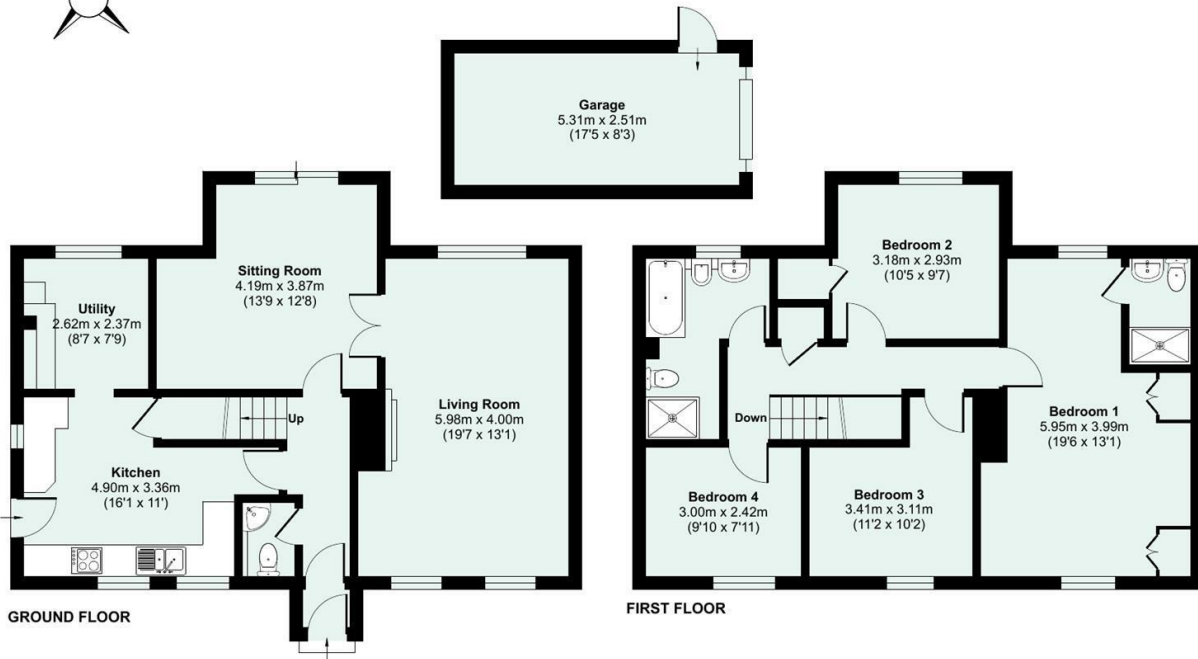
Viewings by arrangement only. Call 01398 332006 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>			
(39-54) <b>E</b>	51		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 1446 sq ft / 134.3 sq m  
 Garage = 146 sq ft / 13.5 sq m  
 Total = 1592 sq ft / 147.8 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). © ncthem.com 2025. Produced for Seddon Estate Agents LLP. REF: 1266852

