



Acland House







# Acland House

Royal Oak Court, Winsford, Minehad, TA24 7JE

Exmoor National Park. Winsford Village. Dulverton 7 miles. Taunton 26 miles.

An immaculate high specification contemporary detached residence, situated in an elevated position with garden, garage, parking and rural views. EPC Band B.

- Beautifully presented bespoke home
- Lovely rural views
- Generous sitting room
- 3 further double bedrooms
- Garage, parking and gardens
- Central location in popular Exmoor village
- Stunning kitchen/dining room
- Principle bedroom with dressing room
- Family bathroom and 2 en suites
- Freehold. Council Tax F.

Guide Price £675,000

## Stags Dulverton

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@StagsProperty

## SITUATION

Acland House occupies an elevated position set in the heart of the sought-after village of Winsford. Winsford is an attractive village, one of the three villages comprising what is known locally as "The Golden Triangle of Exmoor". Winsford sits in the Exe Valley where the River Exe and the Winn Brook meet and there are eight bridges and a ford. It is only a short walk to the parish church, village hall and the famous Royal Oak Inn, which provides an in-house village shop. There are also tennis courts and a cricket pitch in the village.

## DESCRIPTION

Acland House is a very stylish, immaculately presented residence, built to an extremely high standard by Tregenna Properties Ltd, a bespoke local house builder. This impressive detached property is situated in a private small development of three houses. The garden is sunny, peaceful and enjoys charming rural views. The house boasts generous accommodation, providing high quality and well-proportioned contemporary accommodation. A great deal of thought has gone into the design and choice of materials to compliment the house, which include solid oak flooring with an under floor heating system.

## ACCOMMODATION

The front door opens into a spacious hallway with cupboard for coats and a shower room. The kitchen/dining room with bay window to the front is comprehensively fitted with a range of units and appliances. There is plenty of room for a large dining table. The large sitting room with bay window and glazed doors provide lots of natural light and a fireplace with an inset wood-burning stove, serves as a focal point, creating a cosy atmosphere. The utility room is fitted with a range of units and a door gives access to the garage.

Upstairs, the principle bedroom is a generous size, offering views across the gardens. This room is complemented by an en suite bathroom and a dressing room. Bedroom two is fitted with wardrobes and has an en suite shower room. Bedroom three is a double room with wardrobes and bedroom four is also a double and they are served by the well appointed bathroom.





### OUTSIDE

The property is accessed off the road over a shared driveway giving access to the parking and the garage. The gardens are bordered by a hedge giving privacy. The front garden is mainly laid to lawn with flower borders. The main garden is to the side which is surrounded by hedging giving much privacy and a wonderful space for outdoor dining.

### SERVICES

Mains electricity, drainage and water. Heating by an air source heat pump. Local Authority: Somerset Council. Council Tax band F.

### VIEWING

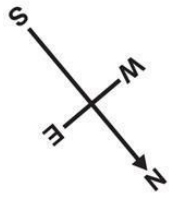
Strictly by appointment with the agents please.

### DIRECTIONS

From Dulverton take the A396 towards Wheddon Cross and Minehead. After approximately 3/4 mile beyond Bridgetown, turn left signposted Winsford. As you enter the centre of the village turn left, then immediately bear left by the war memorial, pass the Royal Oak Inn and just after the left hand bend you will see the entrance to Royal Oak Court on the right hand side.

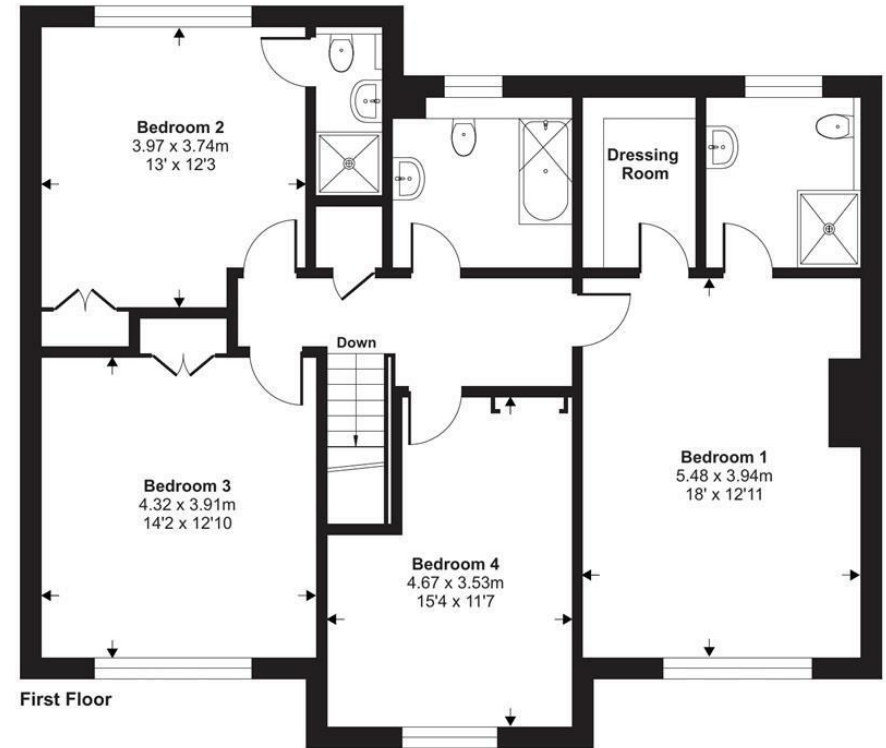
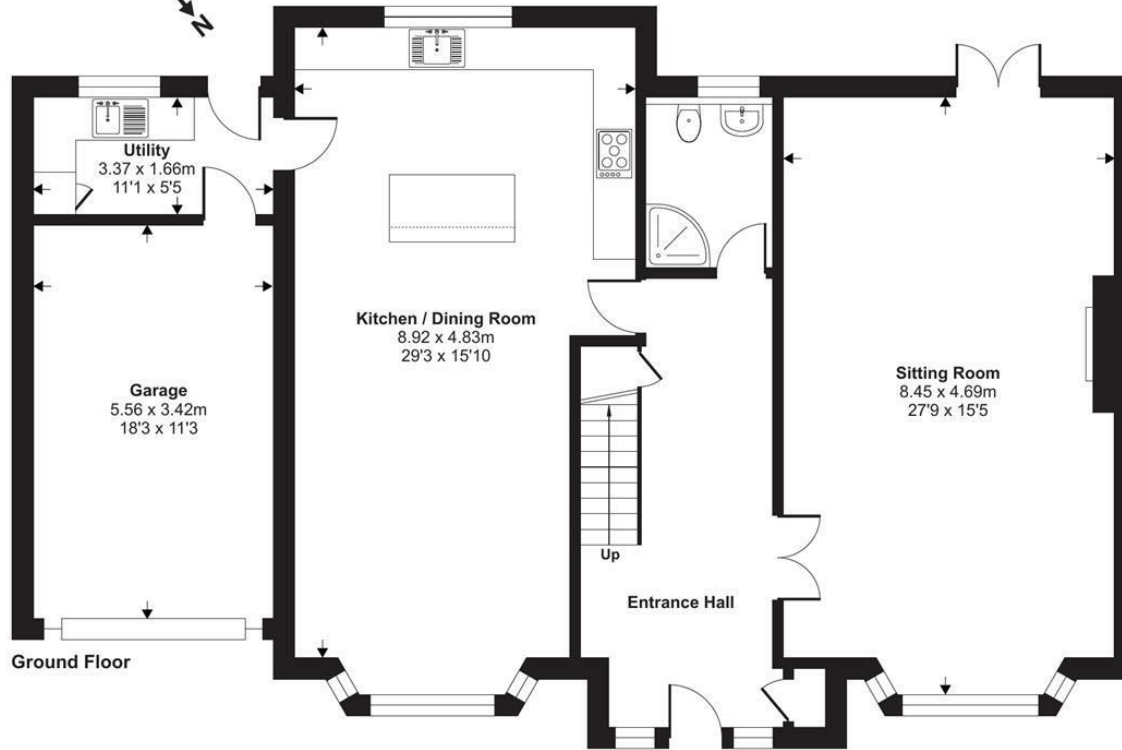
### WHAT3WORDS

[///vase.rely.mills](https://www.what3words.com/vase.rely.mills)



Approximate Area = 2246 sq ft / 208.6 sq m  
 Garage = 203 sq ft / 18.8 sq m  
 Total = 2449 sq ft / 227.4 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). © n'ichecom 2026. Produced for Stags. REF: 1466699



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



