



Little Mead



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10 Jury Road, Dulverton, TA22 9DU

Dulverton, Tiverton 14 Miles, Taunton 26 miles

A rare opportunity to acquire a stunning 4 bedroom residence privately set within its own grounds, but conveniently situated in the centre of Dulverton. EPC Band E.

- Private elevated south facing position with views
- Close proximity to the town centre
- Kitchen/breakfast room
- Garage and parking
- No onward chain
- Beautifully presented period residence
- Fine reception room
- 4 double bedrooms (2 en suite)
- Stunning grounds and gardens
- Freehold. Council tax Band G

Guide Price £825,000

SITUATION

This stunning elegant south facing residence sits in one of the finest secluded locations in Dulverton. Situated in a elevated private position it enjoys wonderful views and yet is just a few minutes walk from the town centre. The town's excellent range of independent shops, pubs, cafés and restaurants are all within an easy walk, alongside everyday amenities including a doctors' surgery, pharmacy, library and local school. Just moments away, riverside walks along the River Barle provide an attractive natural setting and an immediate escape into the surrounding countryside.

Tiverton (14 miles) offers further shopping and entertainment facilities and the well-known Blundells School together with easy access to the M5 and mainline railway station at Tiverton Parkway. The county town of Taunton is 26 miles away. The university and cathedral city of Exeter (29 miles south) boasts a wealth of shopping, recreational and leisure facilities. To the east of the city, Exeter Airport offers national and international flights.



DESCRIPTION

This beautiful house was built in 1930 with an Italian influence and it has retained lots of period features whilst being upgraded for modern living. The house benefits from large well-proportioned rooms, flooded with natural light throughout and with impressive ceiling heights. The elegant windows provide the opportunity to enjoy the views from all the principle rooms. The house is complemented by its own beautiful gardens which surround the property giving it much privacy.

ACCOMMODATION

Upon entering the property through a porch, you are greeted by a reception hall, which provides access to the ground floor reception rooms and the main staircase leading to the first floor. There is also a second staircase and a rear door to the garden. The main reception room is a wonderfully long well designed room, which serves as both the sitting room and dining room with an attractive archway between, bow windows and French doors leading onto a patio. The room has ornate corning, a ceiling rose, and two fireplaces inset with wood burning stoves. The kitchen/breakfast room is well fitted with wall and base units, a range cooker, tiled floor, an Aga, original built dresser and a larder. There is also a cloakroom, and a butlers pantry fitted with a large impressive dresser and a butlers sink.

On the first floor there are three large double bedrooms all with fitted wardrobes and two with generous sized en suite shower/bathrooms. There is also the family bathroom and good storage cupboards. Stairs lead up to the second floor where there is another good sized bedroom or study. Also on this level is access to two large attic storage areas which are fully boarded.

OUTSIDE

The house is set in the centre of its own gardens and is accessed by private gated drive off Jury Road which leads to the garage and parking for several cars. The mature gardens are a real feature of this lovely home and comprise of lawns, herbaceous borders, shrubs and trees, seating areas, fruit bushes, a vegetable garden, a greenhouse, two timber garden stores and a wood store. To the front is a large south facing paved terrace. Leading on from the front garden is a small paddock. The gardens offer a high degree of privacy for such a central town location.

SERVICES

Mains water and electricity. Private drainage. Oil fired central heating. Broadband and mobile signal available.

Local authority - Somerset Council

VIEWING

Strictly by appointment with the agent.

DIRECTIONS

From Dulverton centre proceed north in High Street and into Jury Road. Continue for a short distance and the drive for Little Mead is on the right-hand side immediately before the road starts to widen.



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.

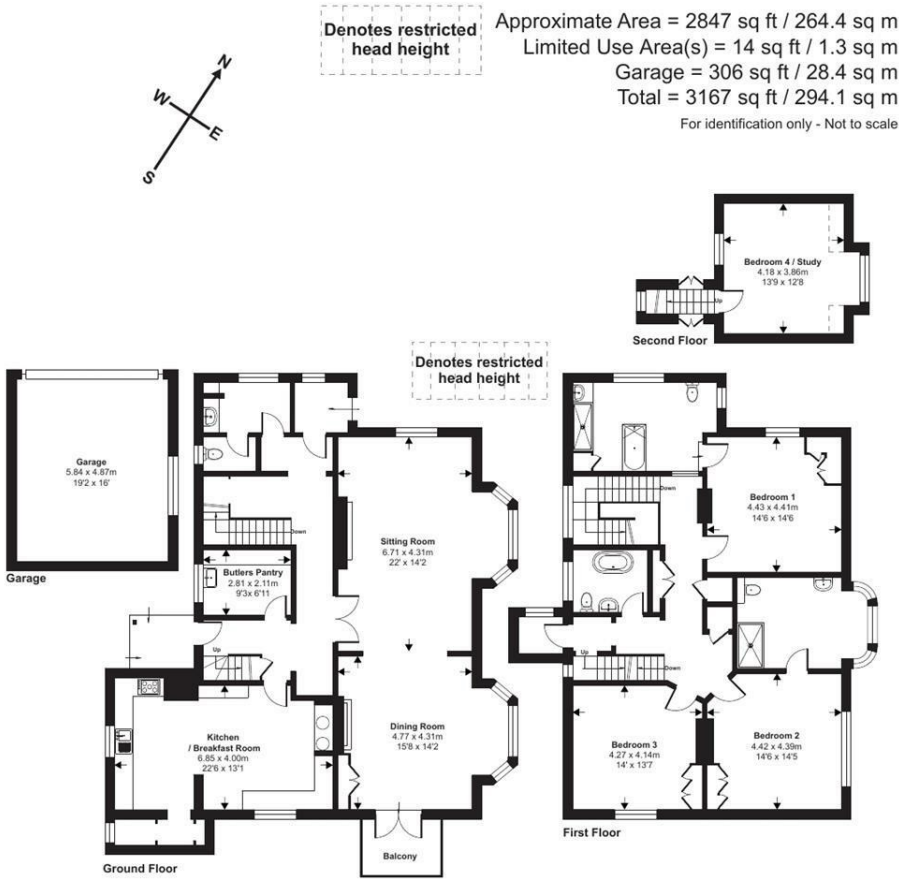


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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