Brookside Cottage

STAGS

Brookside Cottage

Luxborough, Watchet, TA23 0SJ

A beautifully presented two bedroom character cottage, situated in a quiet hamlet with pretty cottage style enclosed gardens.

- Delightful character cottage
- Sitting room with inglenook
- Two double bedrooms & bathroom
- Successful holiday let
- Freehold
- Beautifully fitted kitchen
- Dining room
- Pretty stream bordered gardens,
- Good walking nearby
- Council tax Band C. EPC Band F.

Guide Price £390,000

SITUATION

This delightful cottage is situated in the hamlet of Pooltown. The village of Luxborough comprises the hamlets known as Churchtown, Kingsbridge and Pooltown all nestled in an unspoilt valley within Exmoor National Park. Luxborough has the benefit of a church, the popular village hall and the renowned Royal Oak Inn. The wonderful historic village of Dunster is 5.5 miles north and Roadwater is 4 miles to the east. Roadwater has a local shop, post office, village hall and an inn. Both Minehead and Williton are within easy reach, with a larger range of shops providing for day to day needs.

The County town of Taunton, which is 20 miles away, has extensive retail and commercial facilities, together with access to the M5 and a main line rail station with fast trains to London. There are three independent schools at Taunton as well as the County cricket ground.

The Exmoor National Park offers wonderful opportunities to walk and ride on the open moorland and in the wooded river valleys. Bridleways and footpaths run close to the property and lead to the extensive network across the rest of Exmoor. The coast to the north is within easy reach and provides a wealth of water sports such as sailing and surfing.

DESCRIPTION

This charming character cottage has been tastefully refurbished, whilst retaining its character and charm and offers bright and beautifully presented accommodation. It is complemented by its charming cottage style gardens which border a small stream. The property would be equally suited as a full-time residence or as a retreat for holidays and weekends and is currently a successful holiday letting business. This quintessential country cottage is a lovely home from home in Exmoor National Park.

ACCOMMODATION

The front door leads in to a lobby area, which leads into the cosy sitting room with character inglenook fireplace with wood burning stove, beamed ceiling, timber flooring, views to the front garden and stairs to the first floor. The dining room again has views to the front garden, timber flooring and corner fireplace fitted with a wood burning stove. A stable door leads to another entrance boot room with tiled flooring, glazed door to the front garden and door to the cloakroom. The kitchen with door leading to the pretty rear garden is well fitted with a range of units, integral oven, hob, dishwasher, washing machine and fridge.

On the first floor there are two double bedrooms and the well appointed bathroom with roll top bath, separate shower cubicle, beamed ceiling and part exposed stone walling. Bedroom one has a built in cupboard, airing cupboard and enjoys lovely views over the garden. Bedroom two is double aspect again with views over the garden.

OUTSIDE

A gate leads to the front garden with a path to the front door. The front garden is mainly laid to lawn with flower and shrub borders, an outbuilding and plenty of space to sit alongside the stream. There is access to the rear garden around the side of the cottage, where the garden runs alongside the stream. The rear garden provides places to sit, together with pretty flower borders, gravelled areas, a garden shed and a utility room with plumbing for a washing machine. There is a layby immediately to the front of the property where one can very easily park adjacent to the garden.

VIEWING

Strictly by appointment with the agents please.

SERVICES

Mains electric and water. Private shared drainage.
Ofcom predicted broadband services - Superfast: Download 80Mbps, Upload 20Mbps.
Ofcom predicted mobile coverage for voice and data: Internal: EE (Good). External: EE (Good), Three (Variable).
Local Authority: Somerset. Exmoor National Park.

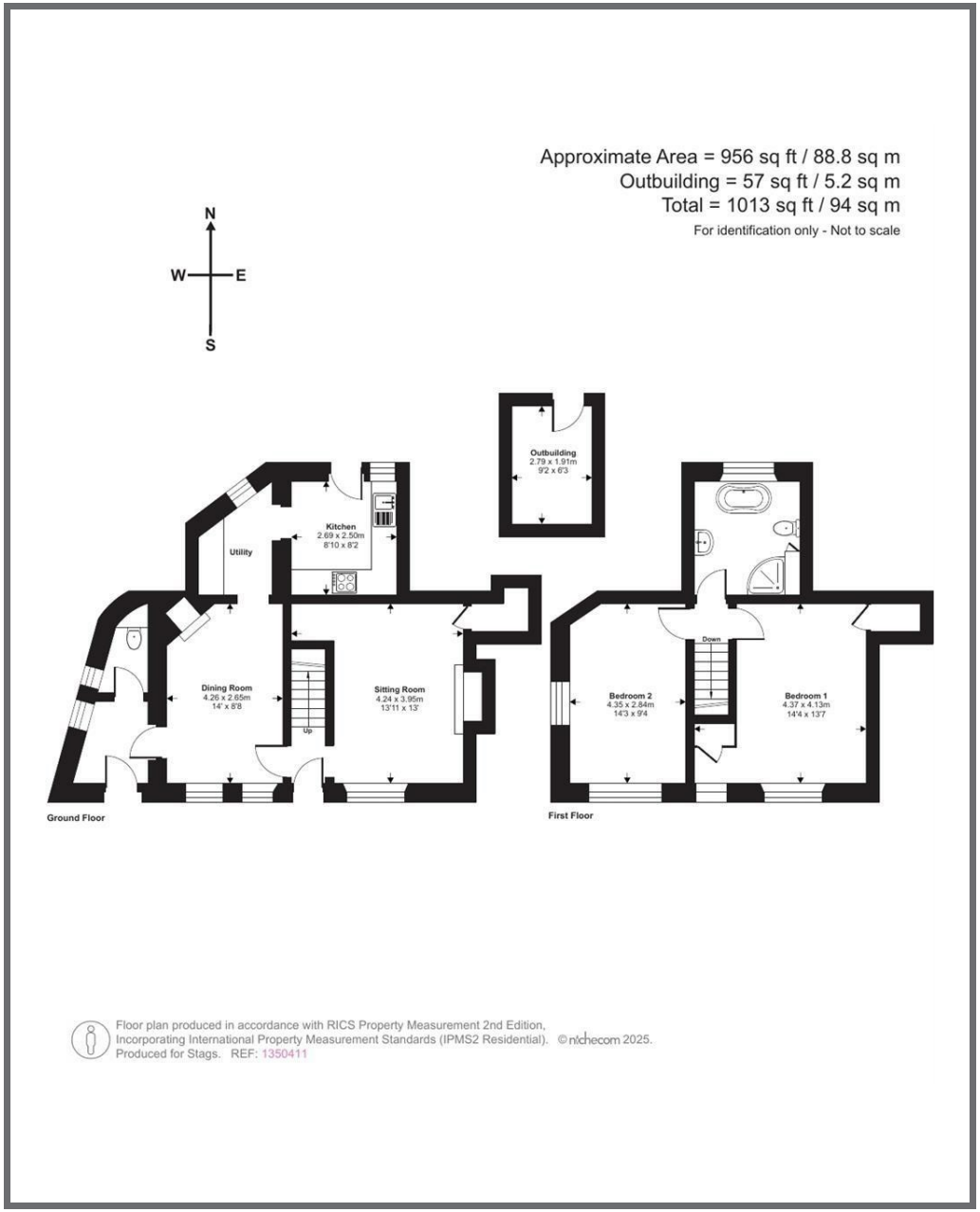
DIRECTIONS

FROM TAUNTON take the Minehead road. At Bishops Lydeard turn left onto the B3224 to Elworthy Cross. Continue straight across the junction at Elworthy Cross and continue on the B3224 to the Raleigh's Cross Inn' and continue west. After about 1 mile take the right hand fork by the Methodist Chapel continuing on the B3224 towards Wheddon Cross. After about 2 miles take the right hand junction to Luxborough and continue down the hill towards the village. On arriving in the village Brookside Cottage will be found on the right hand side.

WHAT3WORDS

///maybe.unafraid.suffice

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.



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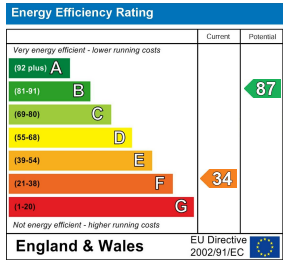

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