Guide Price £595,000

seddons

Heronswood Northmoor Road, Dulverton, TA22 9PW

- Elevated location with stunning views
- Two reception rooms
- Two bathrooms (one en-suite)
- Garage and ample parking
- Walking distance to Dulverton's amenities
- Spacious, flexible accommodation
- Three bedrooms
- Kitchen, utility and sun room
- Landscaped gardens
- Oil-fired central heating

Sales, Lettings, Mortgages:
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

The Property Ombudsman

Heronswood Northmoor Road, Dulverton TA22 9PW

Situated on the edge of Dulverton, a delightful 3 bedroom detached property, in an elevated position with stunning views across the River Barle and surrounding woodlands.

3 | 2 | 3 | E | Council Tax Band: F

A spacious, detached home with superb views across the River Barle and the wooded valley beyond. The property dates from the mid 1960s and enjoys an elevated position on the edge of Dulverton, yet within walking distance of the town and its excellent range of amenities.

Dulverton, known as the Gateway to Exmoor, is a historic and vibrant town situated on the southern edge of Exmoor National Park. It offers a good range of independent shops, pubs and restaurants, together with a doctors' surgery, pharmacy, library and local school. The surrounding countryside provides a wealth of opportunities for walking, riding and outdoor pursuits, with the River Barle and Exmoor on the doorstep. The market town of Tiverton is approximately 12 miles to the south, providing further shopping and leisure facilities, together with access to the M5 at Junction 27 and Tiverton Parkway mainline station, with regular services to London Paddington taking around two hours.

The property is thoughtfully arranged over two floors, with the spacious sitting room positioned on the first floor to take full advantage of the superb outlook. Featuring a central granite fireplace with woodburning stove and two sets of patio doors opening onto the south facing, wrap-around balcony. From here, there are far-reaching views across the River Barle and the wooded valley beyond, creating a lovely setting in which to relax and enjoy the surrounding landscape. Also on the first floor are three bedrooms. The principal bedroom has fitted wardrobes, an en-suite shower room and a door opening directly onto the balcony. Two further bedrooms are served by the family bathroom, fitted with a bath, wash basin and WC.

On the ground floor, the entrance hall leads to the dual-aspect kitchen, fitted with Howdens units and equipped with a dishwasher, double oven, electric hob with extractor over, together with a wood-fired Rayburn. The Rayburn provides heating to two gravity-fed radiators and also supplies some hot water. The kitchen leads through to a utility room with fitted units, plumbing and space for a washing machine, together with the oil-fired boiler and a separate WC. A door from the kitchen opens into the dining room, which in turn leads through double doors into the dual-aspect sun room. With two Velux style windows this is a lovely additional living space, with doors opening directly onto the patio and garden.

Outside - approached from Northmoor Road, a gated and stone-walled driveway rises to a generous parking area. Beyond this is a detached garage with power, lighting and an up-and-over door, together with a log store to the rear. Steps from the driveway lead up to a paved patio and the front door, with the gardens extending beyond. The landscaped gardens provide an attractive and private setting, with a lawned garden to the front and a rockery garden arranged over different levels to the rear. The gardens are well established, with a variety of mature trees, shrubs and perennial planting, including rhododendrons, hydrangeas, buddleias and roses, providing colour and interest throughout the spring and summer. The elevated position, mature planting and outstanding views combine to create a particularly appealing outside space.

Services: Mains electricity and water. Oil-fired central heating. Septic tank drainage.
Tenure: Freehold.
Council Tax: F
Local Authority: Somerset West and Taunton Council. Exmoor National Park.

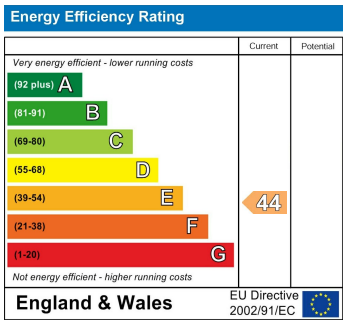
Directions

From the centre of Dulverton, proceed up Fore Street, passing the Co-Op on the left. Just after the Post Office, turn left into Lady Street, proceed along this road into Northmoor Road. Continue for approximately half a mile, where the property will be found on the right, marked by a Seddons board.

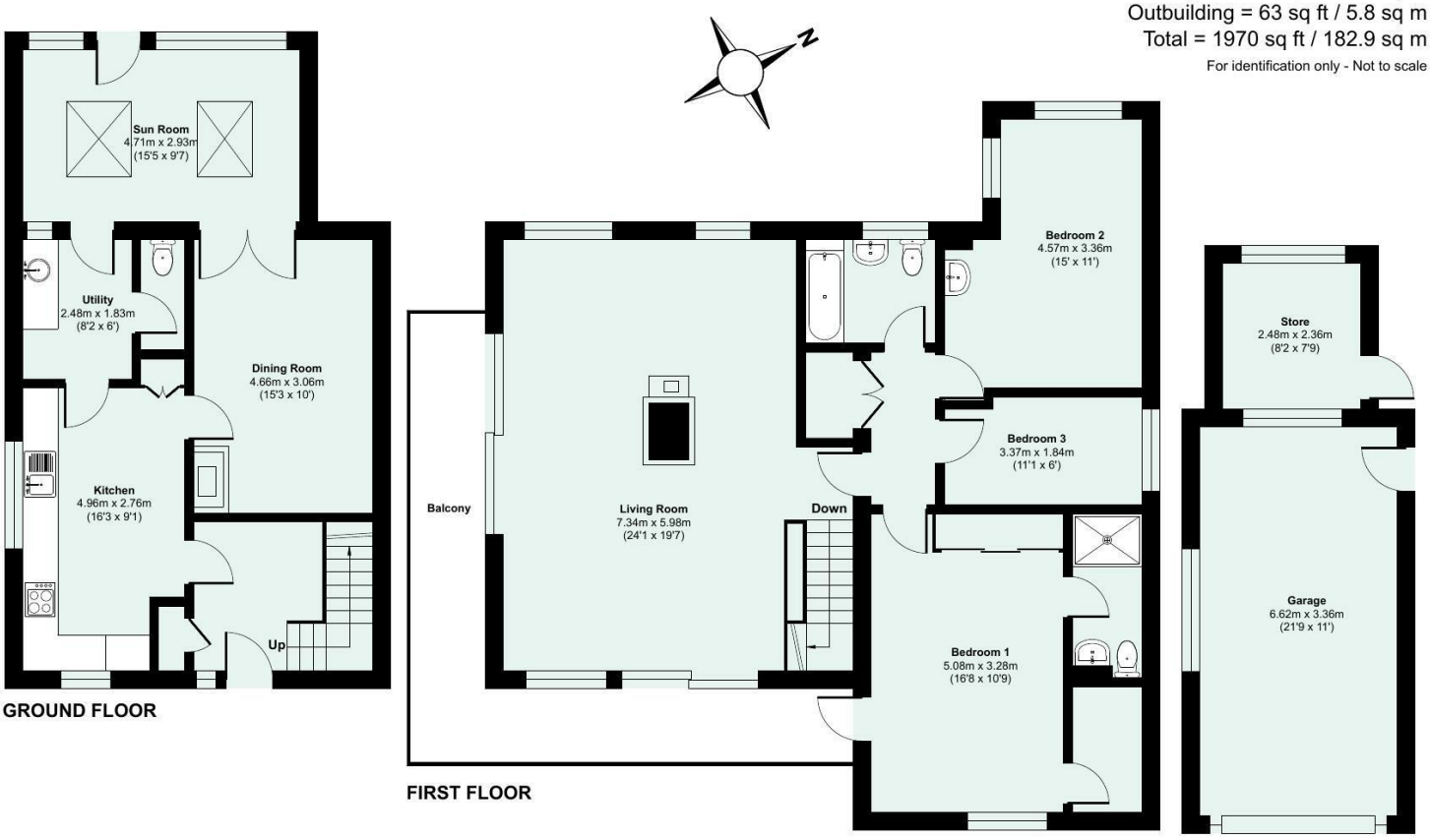
Viewings

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

EPC Rating:



Approximate Area = 1668 sq ft / 154.9 sq m
Garage = 239 sq ft / 22.2 sq m
Outbuilding = 63 sq ft / 5.8 sq m
Total = 1970 sq ft / 182.9 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). Produced for Seddon Estate Agents LLP. REF: 1512839

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