



Lower Crosses







# Lower Crosses

Exton, Dulverton, Somerset, TA22 9LD

Dulverton 6 miles. Minehead 12 miles. Taunton 21 miles.

A beautifully presented detached country residence, set within the heart of Exmoor National Park, enjoying stunning countryside views, charming character features and an excellent range of versatile outbuildings, all within easy reach of Wheddon Cross and Dulverton. EPC: E.

- Detached countryside home
- 3 Bedrooms
- Private driveway and garaging
- Modern kitchen with Rayburn
- Freehold
- Superb range of outbuildings
- Beautiful gardens with views
- Immaculately presented
- Character features
- Council Tax: E.

Guide Price £565,000

## Stags Dulverton

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@StagsProperty

## SITUATION

Lower Crosses is located within the parish of Exton and Bridgetown within Exmoor National Park, with brilliant walking and riding on the doorstep. Wheddon Cross, a short drive away is a thriving village, in the heart of the Exmoor National Park. It has a strong community and includes a church, primary school, shop with post office, garage, inn, hairdressers as well as a number of small businesses. Exton parish church is a short distance and the picturesque village of Winsford with its community shop and Royal Oak Inn is also nearby.

Dulverton is just over 6 miles away, commonly known as the 'Gateway to Exmoor', the charming town provides good day-to-day shopping together with three churches, post office, chemist, medical, dental and veterinary surgeries and a well-supported town hall. In addition, there are good restaurants and recreational facilities including squash courts, all-weather tennis courts, football and cricket pitches.

The county town of Taunton, 23 miles away, has extensive retail and commercial facilities together with access to the M5 and a main line station with fast trains to London. Taunton also has three independent schools, a theatre and the Somerset County Cricket Ground.

## DESCRIPTION

Lower Crosses is an immaculately presented, detached country home, situated near the village of Exton. Although set in a peaceful location, the property is set conveniently with good road links close by. It has been carefully designed to offer comfortable living, combining modern aspects but still retaining original features, keeping its cottage feel. Outside of the property offers a variety of outbuildings providing day today convenience, paired with beautiful gardens and stunning views.

## ACCOMMODATION

A welcoming entrance porch opens via an inner door into the spacious dual aspect sitting room, a characterful reception space centred around an impressive inglenook fireplace with bread oven and inset wood-burning stove. A staircase rises to the first floor and there is also a door providing access to the rear. Leading from the sitting room is an inner hall with an additional rear access door and a useful ground floor shower room comprising shower cubicle, WC and wash hand basin. The kitchen has been recently refitted with an extensive range of wall and base units, combining a traditional cottage style with modern practicality. Integrated appliances are included together with an oil-fired Rayburn. A side door opens onto a pleasant seating area and there is plumbing and space for a washing machine.





On the first floor, the landing gives access to the triple aspect principal bedroom, which benefits from an en suite shower room. Bedroom two enjoys a dual aspect overlooking both the rear garden and front elevation, whilst bedroom three offers versatile accommodation, ideal as a study or occasional bedroom. Completing the accommodation is the family bathroom, fitted with a bath with shower over, WC and wash hand basin, complemented by attractive timber flooring.

### OUTSIDE

The property is complemented by delightful cottage-style gardens, arranged over a series of terraces and enjoying attractive countryside views. A sheltered seating area, raised decked terraces and substantial summer house provide excellent spaces for outdoor dining and relaxation, whilst a level lawn and greenhouse add further appeal.

The property also benefits from parking to the front and a side driveway providing additional vehicular access.

### OUTBUILDINGS

A particular feature of the property is the excellent range of outbuildings, including a generous workshop/garage, open-fronted carport with additional storage, and a substantial detached stone outbuilding offering excellent versatility for storage, hobbies or ancillary uses, subject to any necessary consents.

### SERVICES

Mains electric. Oil fired central heating. Private shared water with UV and particle filter, private drainage via septic tank, type and compliance with General Binding Rules is unknown, purchasers to satisfy themselves with their own inspection. Somerset Council Tax Band E. Mobile data services available. Standard and Ultrafast broadband available. (OFCOM 2026)

### VIEWING

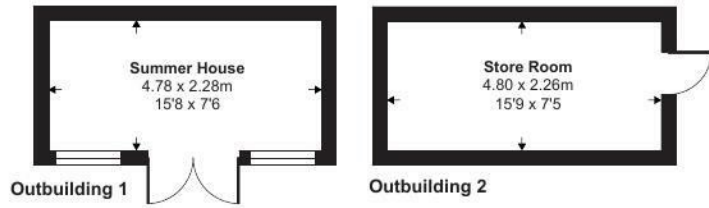
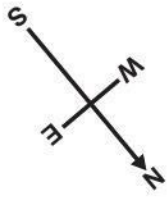
Strictly by appointment with the agent please.

### DIRECTIONS

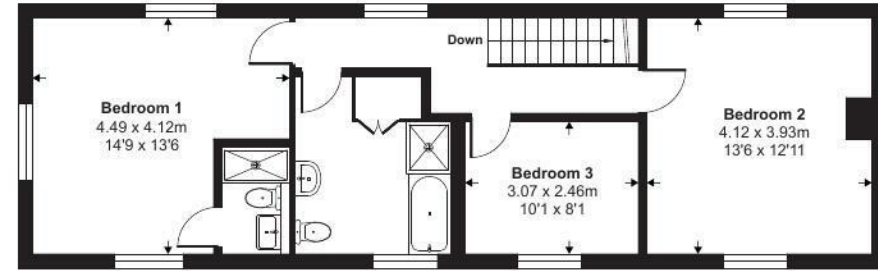
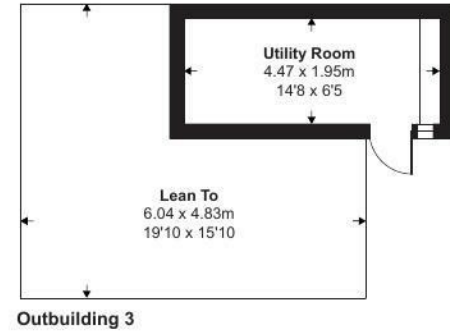
Leave Dulverton on the B3222 passing over Hele Bridge and turn right onto the A396. Take the next left and proceed to the top of the hill passing the 3 turnings on your right signposted Brompton Regis. Shortly after the third junction, turn right signposted Withiel Florey and Raleigh's Cross. Continue along Armour Lane and the property will be found on the left hand side.

### WHAT3WORDS

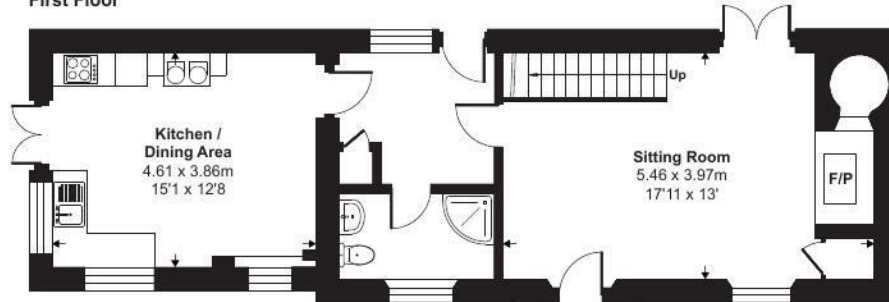
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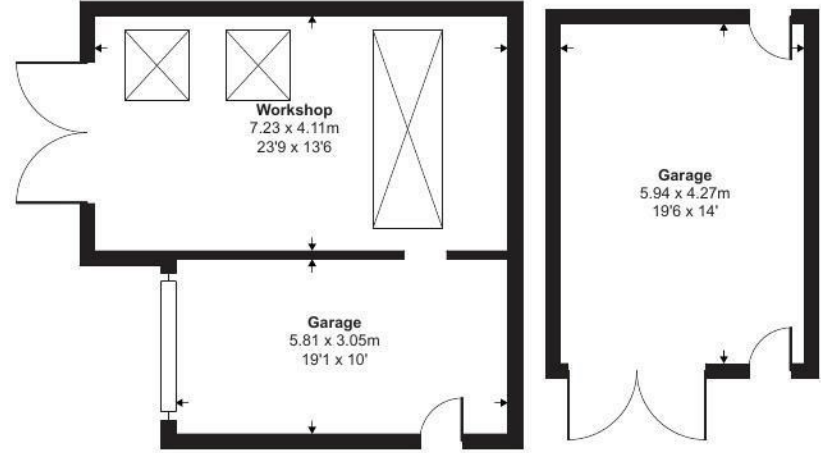
Approximate Area = 1264 sq ft / 117.4 sq m (excludes lean to)  
 Garage = 793 sq ft / 73.6 sq m  
 Outbuilding(s) = 323 sq ft / 30 sq m  
 Total = 2380 sq ft / 221 sq m  
 For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1464976



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</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	



