



Exeview

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Exford, Minehead, TA24 7PU

Exford Village. Dulverton 10 miles. South Molton 13 miles.

A substantial detached three bedroom residence enjoying far reaching views set in the heart of the highly sought-after Exmoor village of Exford. Gardens, garage and parking. EPC: F.

- Exmoor village location
- Flexible accommodation
- 3 Bedrooms
- Garage and parking
- Far reaching views
- 2 receptions rooms
- Gardens and orchard
- EPC: F. Council Tax: D

Guide Price £500,000

SITUATION

Exeview is perfectly situated in an elevated setting in the village of Exford, in the very heart of Exmoor National Park, surrounded by some of the finest moorland countryside. Exford, which is a short walk away is a thriving village with two hotels, tearoom, shop, church, village hall and primary school. Minehead (13.5 miles) offers an excellent range of day to day amenities including schooling up to secondary level and South Molton (13 miles) offers similar amenities, schooling and a livestock market and pannier market.

DESCRIPTION

A charming detached three-bedroom house set in the heart of the highly sought-after Exmoor village of Exford, offering a wonderful blend of character and practicality. The property benefits from well-proportioned accommodation throughout, complemented by a garage and off-road parking. Outside, the cottage is surrounded by attractive gardens, providing a peaceful setting ideal for both relaxation and entertaining. Situated within easy reach of local amenities and enjoying access to the stunning surrounding countryside.



ACCOMMODATION

The accommodation is well arranged over two levels and offers light, well-proportioned rooms throughout. The property is entered via an enclosed porch which leads into a generous hallway. There is also an entrance on the lower ground floor into a utility providing a practical space for coats, boots and laundry, and leading through to the kitchen which is fitted with cream base and wall units, wooden worktops, and blue tiled splashbacks. There is an AGA range cooker, an inset sink beneath a window overlooking the garden, and space for additional appliances. From here, a separate dining room offers an ideal setting for formal entertaining, while a further reception room, currently utilised as a bedroom but provides flexibility for a variety of uses such as a study.

On the upper level floor, a particularly impressive sitting room enjoys generous proportions and a pleasant outlook via a large picture window, with a feature fireplace with woodburner forming a central focal point. There are two further double bedrooms on this level, both served by a family bathroom fitted with a white suite.

OUTSIDE

The property features a well-maintained garden enjoying far-reaching countryside views. A paved patio adjoins the house, ideal for outdoor dining, with neatly kept lawns surrounding the property, established shrubs and planted borders. The garden is thoughtfully arranged over several levels, with steps leading to additional areas, including a useful garage, creating an attractive and versatile outdoor space. At the end of the garden is an orchard. There is a garage and plenty of parking.

SERVICES

Mains electricity, water and drainage. LPG gas supplying heating. Data services available. Standard and Superfast broadband available (OFCOM 2026).

Local Authority: Somerset

VIEWING

Strictly by appointment with the agent.

DIRECTIONS

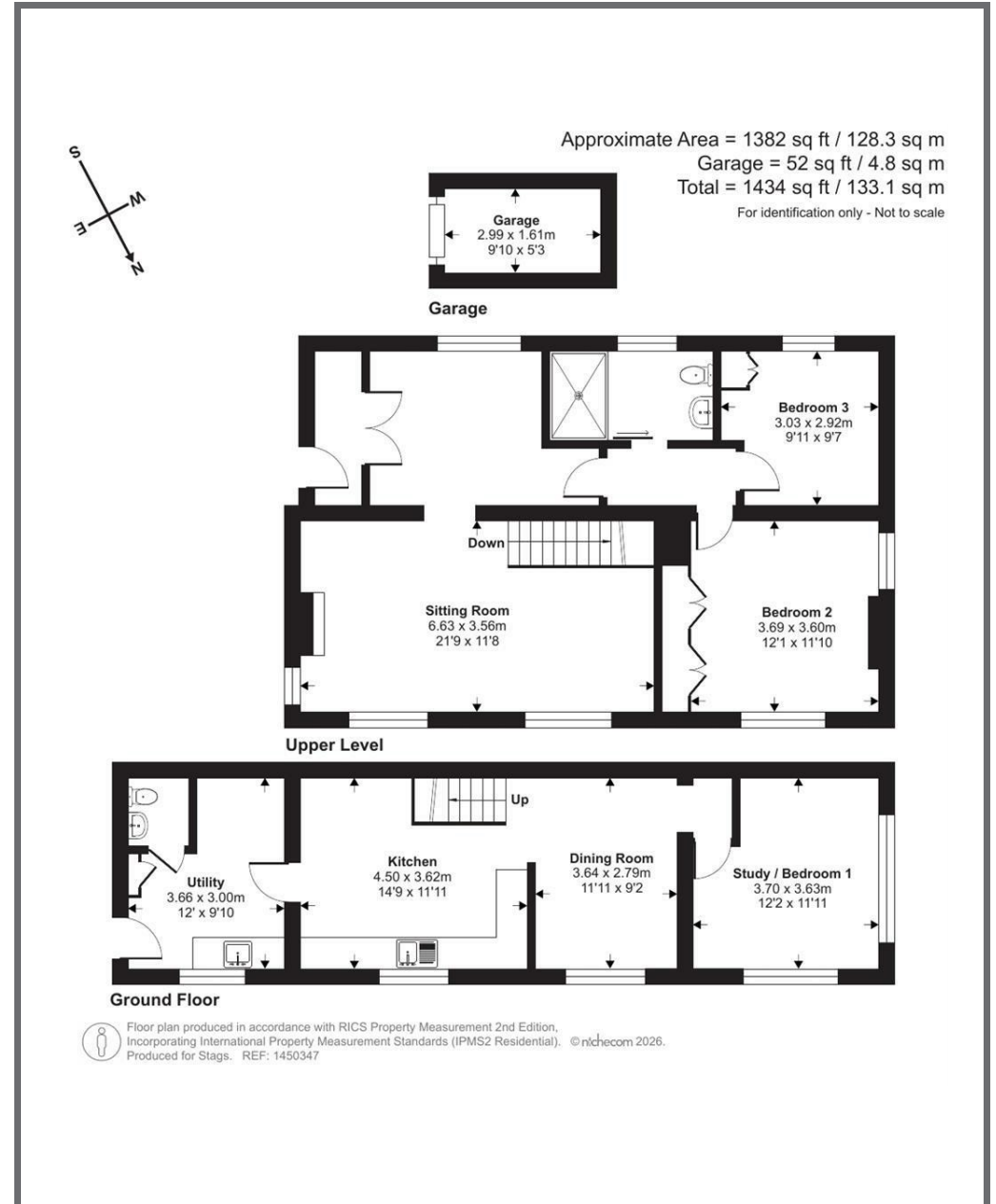
From Dulverton take the A3223 road signposted to Exford continuing across Winsford Hill and then turn right at the Chibbet Post junction. Drop down towards Exford and after a sharp left hand bend, Exeview will be found on the left.

WHAT3WORDS

///filled.surcharge.composes



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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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		60
(21-38)	F	31	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	