

Guide Price £350,000



The Old Bake House, 6 Chapel Street, Dulverton, TA22 9HF

- Spacious open plan kitchen/dining room
- Study
- 2 double bedrooms
- Pretty gardens front and rear
- Easy walk to town centre
- Sitting room with woodburning stove
- Utility and downstairs WC
- Bathroom
- Set above the mill leat
- No onward chain

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

6 Chapel Street, Dulverton TA22 9HF

A charming two bedroom semi-detached period cottage, beautifully situated beside the mill leat with pretty gardens front and rear, tucked away in the heart of Dulverton.



Council Tax Band: D



The Old Bakehouse is an attractive semi-detached period cottage, once part of the old bakery and retains some lovely period features and a warm, welcoming feeling. The property has pretty gardens to both the front and rear, and stands alongside, but well above, the mill leat. The cottage is an easy walk from Dulverton town centre but tucked away on a quiet side street. Both the front and rear gardens are enclosed by stone walls and has a multitude of colourful shrubs and flowers.

A small entrance hall leads into the spacious and welcoming accommodation. The double-aspect sitting room has a woodburning stove and double doors opening directly onto the garden, there is also a double-aspect study, providing an ideal home-working space or additional bedroom. The spacious kitchen/dining room is a particular feature of the property. The kitchen is fitted with a range of cupboards, together with a range cooker and space for a fridge. A wonderful original feature from the cottage's days as a bakehouse is the curved stone breakfast bar/kitchen island which incorporates the kitchen sink. The dining area provides ample room for a large dining table and double doors open onto the garden. A useful utility room leads from the kitchen, with a door providing access to the front garden. There is also a separate cloakroom with WC.

Upstairs, the landing leads to two well-proportioned double bedrooms, both enjoying a delightful outlook and having the benefit of double-aspect windows and built-in hanging cupboards. The bathroom is fitted with a bath with shower

attachment, WC and pedestal wash basin.

Outside, wrought iron gates lead from Chapel Street into the pretty front garden with an array of flowering shrubs and a bridge over the mill leat. The front path is subject to a pedestrian right of way in favour of the neighbouring property, providing access to their side gate. To the rear of the cottage is a delightful sunny, walled garden with a paved patio area and beautifully planted with a variety of flowers and shrubs.

Perfectly located on the level, right in the centre of town, The Old Bakehouse is just a short stroll from Dulverton's excellent range of shops, pubs, restaurants, doctors' surgery, pharmacy, library, and local school. Situated on the southern edge of Exmoor National Park, this historic town offers a vibrant community and stunning natural surroundings. The market town of Tiverton lies approximately 12 miles to the south, with access to the M5 at Junction 27 and Tiverton Parkway mainline station, offering regular services to London Paddington in around two hours.

Services: Mains electricity, water and drainage. Oil-fired central heating.

Tenure: Freehold.

Council Tax: D

Local Authority: Somerset West and Taunton Council.



Directions

Coming from the Tiverton and Brushford direction into Dulverton, cross over the bridge and continue past The Bridge Inn on your left. Take the next turning on the right into Chapel Street. The property will be found a short distance along on the right-hand side.

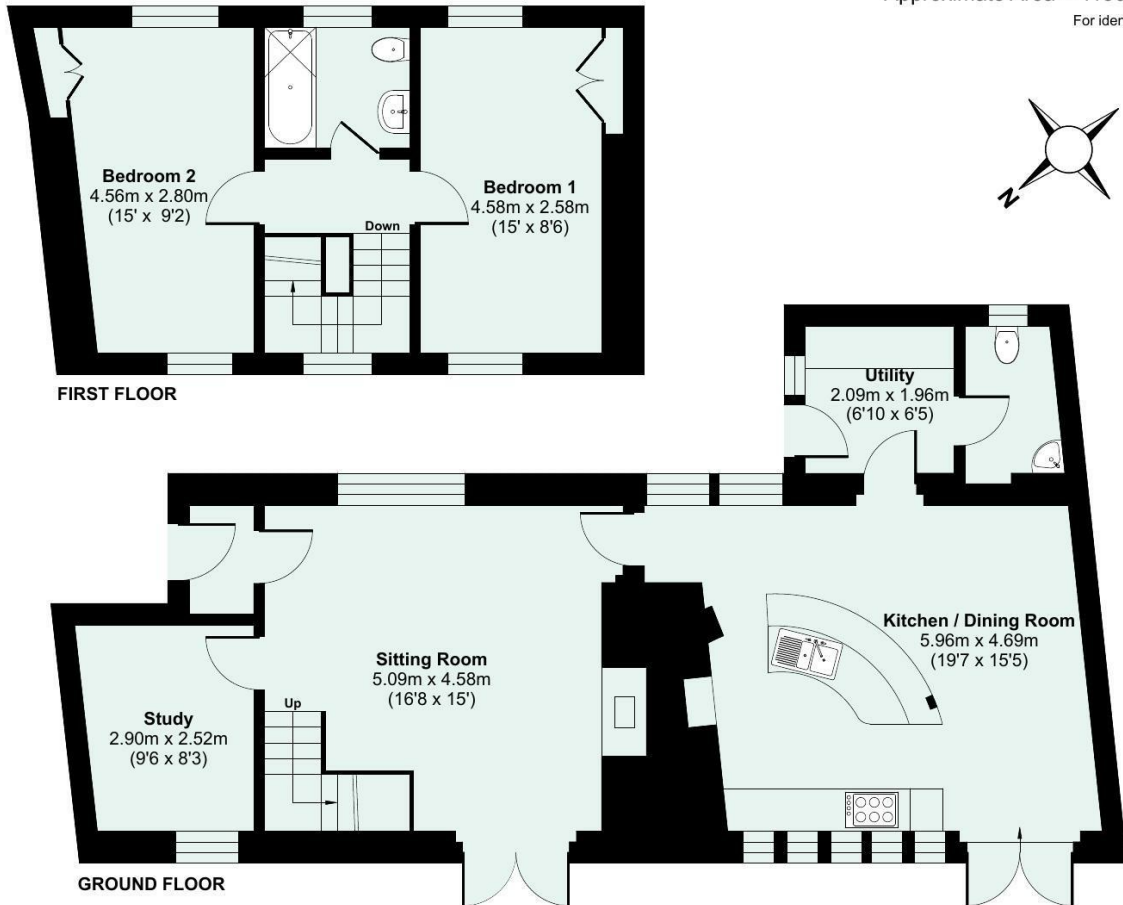
Viewings

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

EPC Rating:

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		

Approximate Area = 1136 sq ft / 105.5 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). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1507934

