Hill Cottage

STAGS

Hill Cottage

Withypool, Minehead, TA24 7RD

Dulverton 8 miles. South Molton 11 miles. Taunton/M5 (J25) 30 miles.

A charming country property located on the edge of Withypool village, benefitting from gardens, a paddock and an American-style barn, and ideally placed for the surrounding open moorland.

- Edge of village location
- Wonderful walking and riding nearby
- Double garage and parking
- 5 Bedrooms
- Stunning views
- American barn and paddock
- Garden and patios
- Freehold. Council Tax: D

Guide Price £725,000

SITUATION

Hill Cottage is in a wonderful position on the edge of the very popular village of Withypool and within a few minutes' walk of the open moorland. Withypool, which is part of what is known as the golden triangle of Exmoor has a church, village hall, village store, tea rooms and post office and the Royal Oak Inn.

Nearby Dulverton and South Molton offer an excellent choice of day to day amenities including schooling, a wide variety of shops, banking facilities and churches. The county town of Taunton, 30 miles away, has extensive retail and commercial facilities, together with three independent schools and the Somerset County Cricket Ground. There is access to the M5 motorway (Junction 25) and a main line station with fast trains to London Paddington and the North.

DESCRIPTION

Hill Cottage is a charming and traditional south-facing residence, thoughtfully presented and offering exceptional privacy. A striking wisteria covering the walls, while a generous sunny terrace provides a wonderful outdoor space, with steps leading up to the garden and summerhouse. The property is further enhanced by a barn housing two American-style stables, a turnout paddock, a double garage, and extensive parking facilities. Its superb setting, with easy access to expansive open moorland, makes it particularly appealing for those interested in equestrian use or enjoying scenic walks.

ACCOMMODATION

The front entrance opens into a covered porch, which then leads through to the main hallway where the staircase rises to the first floor. The sitting room offers a warm and inviting atmosphere, featuring a multi-fuel inset fireplace with a marble surround. Beyond this lies an elegant, dual-aspect drawing room, also benefitting from a multi-fuel inset fire set within a Chesney marble surround. A door from the dining room opens into the kitchen, which is fitted with an Aga, along with a generous selection of wall and base units. The kitchen is further supported by a walk-in pantry and a separate utility room. Adjacent to the side entrance of the kitchen is an additional external door providing access to a substantial attached office. This versatile space is suitable for office use, storage or utility purposes and includes a door leading out to the courtyard.

The first floor offers a principal bedroom enjoying lovely views across the valley and over the garden. Next door, the single bedroom has been comprehensively fitted with wardrobes and storage cupboards and is currently used as a dressing room. The spacious family bathroom features a Jacuzzi bath alongside a large walk-in shower. There are three further well-proportioned bedrooms, all with fitted wardrobes, along with a second bathroom featuring a shower over the bath. Access to one of these bedrooms is via the first double bedroom. In addition, a separate staircase leading up from the kitchen to the bedroom accommodation offers the potential to create a more private suite if required.

OUTSIDE

The property is approached via three separate sets of gates. One provides access to the side driveway serving the cottage and garden, while the remaining two lead to the double garage, barn and turnout paddock. The paddock benefits from gated access at both ends, mains water and stock-proof fencing. The driveway continues on to electric gates leading to a modern American-style barn, with an additional area allowing for parking and turning. The enclosed garden is well sheltered and largely laid to lawn, complemented by attractive flower beds and a substantial summerhouse offering lovely views. A private sun terrace sits immediately in front of the house, providing a wonderful spot to enjoy the southerly aspect.

SERVICES

Mains electricty and water, private shared drainage, oil fired central heating, broadband available.

VIEWING

Strictly by appointment with the agent.

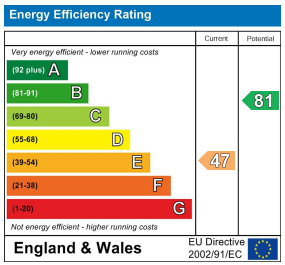
DIRECTIONS

From Dulverton take the B3223 road across Winsford Hill and after approximately 7 miles at Comers Cross turn left signposted to Withypool. Pass the Royal Oak Inn on your right, continue over the bridge and cattle grid and take the next turning right and Hill Cottage will be found on the left hand side.

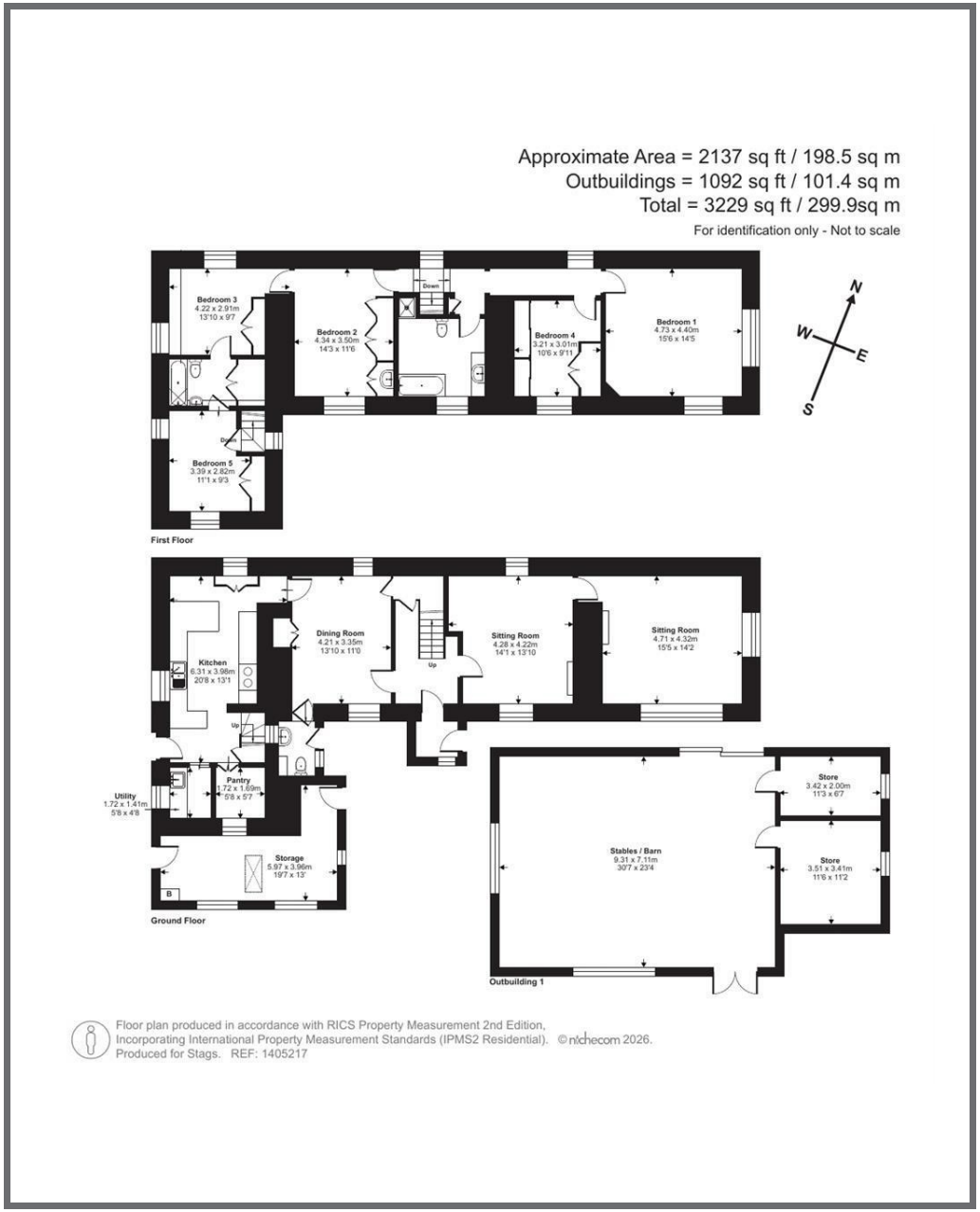
WHAT3WORDS

///leave.reworked.steroids

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.



13 Fore Street, Dulverton,
Somerset, TA22 9EX

dulverton@stags.co.uk

01398 323174