

Guide Price £395,000



## Cleveland Cottage, Skilgate, Taunton, Somerset, TA4 2DQ

- Peaceful, rural location
- Sitting room with woodburning stove
- 2 double bedrooms
- Utility room
- Garage and parking
- Close to Exmoor National Park
- Kitchen/breakfast room
- 2 bathrooms
- South facing garden
- Bampton 5 miles, Dulverton 5 miles

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

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# Cleveland Cottage, Skilgate, Somerset TA4 2DQ

A delightful, semi-detached period cottage with south facing garden, beautiful views, garage and parking, situated in this peaceful, rural village on the edge of Exmoor National Park.



Council Tax Band: D



Cleveland Cottage enjoys a wonderfully peaceful setting in the picturesque rural village of Skilgate, on the edge of the Exmoor National Park. Situated on the southern slopes of the Brendon Hills, close to the Somerset-Devon border, the cottage offers a tranquil countryside lifestyle while remaining within easy reach of local amenities.

The charming market towns of Bampton and Dulverton are both nearby, providing an excellent range of independent shops, pubs, cafés, restaurants, primary schools, veterinary practices and doctors' surgeries. The beautiful Wimbleball Lake, renowned for its stunning scenery, offers an array of outdoor pursuits including walking, cycling, sailing, rowing and fly fishing. Tiverton lies approximately 12 miles to the south, providing convenient access to the M5 motorway and Tiverton Parkway railway station, making this idyllic rural location surprisingly well connected. The surrounding area is celebrated for its outstanding natural beauty, with exceptional walking and riding opportunities right from the doorstep.

A delightful period cottage, Cleveland Cottage is semi-detached yet enjoys an exceptional degree of privacy. The property is complemented by a south-facing garden with beautiful views across the surrounding hills and countryside. The charming interior retains a wealth of original character, including exposed ceiling beams, pine latch doors, a traditional cottage staircase and an impressive inglenook fireplace complete with the original bread oven. The front door opens into a practical entrance porch, leading through to a welcoming double-aspect sitting room with a wood-burning stove. The kitchen/breakfast room is fitted with attractive

cream Shaker-style units incorporating a Belfast sink, integrated dishwasher, electric oven and hob, with a door opening directly onto the garden. Leading off the sitting room, there is a useful utility room, which in turn leads to a shower room. In addition, there is a pretty family bathroom featuring a freestanding bath, pedestal wash basin and WC. On the first floor, the landing gives access to two delightful full-height double bedrooms, both enjoying exposed ceiling beams creating light and characterful accommodation.

Outside, the attractive south-facing garden is predominantly laid out lawn with flower beds and borders. A sun terrace immediately to the rear of the cottage provides the perfect space for al fresco dining and entertaining while enjoying the surrounding countryside views. At the foot of the garden, steps lead down to the driveway and detached garage with an up-and-over door. Attached to the cottage is a useful garden store, while a side gate and steps provide convenient pedestrian access from the adjoining lane.

Services: Mains electricity and water. Heating by way of night storage heaters and woodburning stove. Drainage is by way of a septic tank.

Tenure: Freehold.

Council Tax: D.

Local Authority: Somerset and West Taunton Council



## Directions

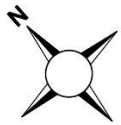
From Seddons Bampton office proceed up to the junction and turn right into Castle Street in the Taunton direction on the B3227. At the top of the hill turn left signed for Morebath & Wimbleball Lake. Follow the road for approx 4.2 miles until you reach a crossroad with Skilgate shown to the right (If you get to Haddon Hill car park, you have missed the turn). Follow the road for 1 mile, and turn left on entering the village. Cleveland Cottage will be found immediately after Mount Cottage where the garage and parking for the property will be seen on the right, with the entrance gate a little further up the lane.

## Viewings

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

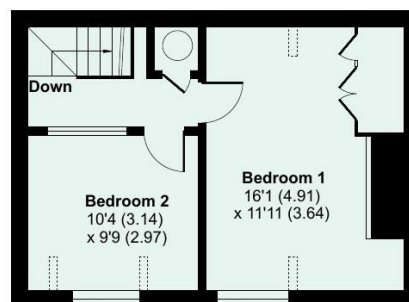
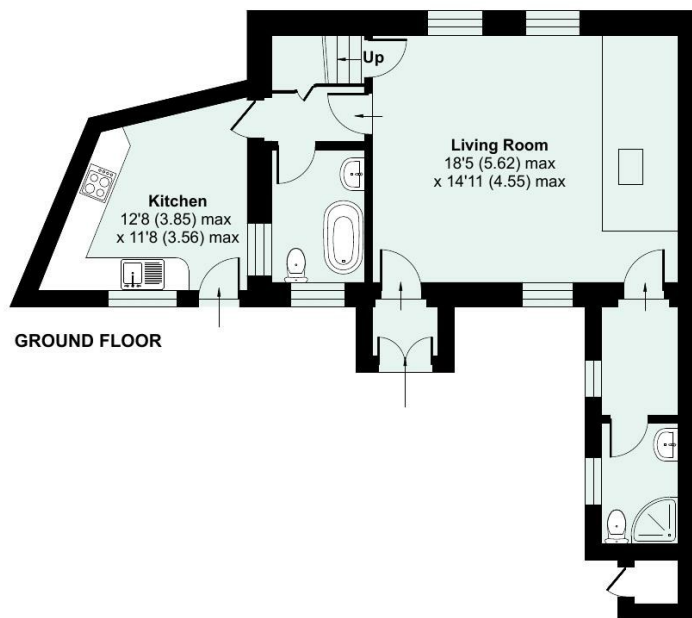
## EPC Rating:

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 74                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   | 30      |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



Approximate Area = 943 sq ft / 87.6 sq m  
 Limited Use Area(s) = 4 sq ft / 0.3 sq m  
 Outbuilding = 135 sq ft / 12.5 sq m  
 Total = 1082 sq ft / 100.4 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: 1494405

