



Combe Cottage,



# Combe Cottage,

17 Battleton, Dulverton, Somerset TA22 9HT

Short Walk to the Town Centre. Tiverton 13 Miles. Taunton 24 miles.

A three-bedroom semi detached home in the heart of Battleton, enjoying countryside views, river frontage with private access to the river, lovely gardens and parking. EPC Band D.

- Views over looking the River Barle
- Immaculate 3 bedroom semi detached house
- Sitting room/dining room
- Two bath/shower rooms
- Beautiful gardens with river frontage and decking
- Off road parking
- No onward chain
- Freehold

Guide Price £425,000

## SITUATION

The property is situated in the heart of Battleton with lovely far reaching views to the countryside beyond, river frontage and within easy walking distance of the amenities of central Dulverton town.

Dulverton nestles in the Barle River valley enjoying many riverside walks and is known as 'The Gateway to Exmoor'. The town has a strong community and 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.

Tiverton (13 miles) offers further shopping and entertainment facilities and the well-known Blundells School, together with easy access to the M5 and mainline railway station at Tiverton Parkway. The University and Cathedral city of Exeter (29 miles south) boasts a wealth of shopping, recreational and leisure facilities. To the east of the city, Exeter Airport offers national and international flights.

Situated within the Exmoor National Park, the property is ideally located to take advantage of the extensive walking. The North Devon coastline has an excellent range of beaches from which to enjoy numerous water sports, whilst Wimbleball Lake is just 6 miles away.



## DESCRIPTION

This lovely 3 bedroom home is located in the heart of Battleton, just a short walk into Dulverton and offers light and spacious accommodation. It sits in a generous plot with well established gardens, river frontage and ample parking.

## ACCOMMODATION

The front door leads into the hall with a cloakroom off. The dual aspect sitting room/ dining room is a generous sized room with glazed doors onto a decking area, feature fireplace with open fire, plenty of space for a dining table and enjoys views over the garden. The kitchen is well fitted with a range of wall and base units, integral oven and hob and space for a table. Leading off the hall is a utility room with storage cupboards and door to the garden.

Upstairs the master bedroom is a lovely spacious room with en suite bathroom and enjoys far reaching views over the garden to the countryside beyond. There are two further double bedrooms and the family shower room.

## OUTSIDE

To the front, a gravel driveway provides off road parking for two cars. The gardens are a real feature of the property with pathways gently leading down to the River Barle, where a level decking area is the ideal setting for alfresco dining. Glazed doors open on to a decking area from which the garden can be accessed. The garden is terraced with seating areas, lawns, shrubs and flower borders. We understand that the property includes fishing rights.

## SERVICES

Mains water and electricity, private drainage via a septic tank. Type and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection. Oil fired central heating. Data services available. Standard and Superfast broadband available. (OFCOM 2026)

Somerset West & Taunton (West Somerset) Council Tax Band D.

## VIEWING

Strictly via the agent please

## DIRECTIONS

From the centre of Dulverton proceed out of the town towards Tiverton, over the bridge and continue for about half a mile, the property can be found shortly on the left hand side.

## WHAT3WORDS

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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	61	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

13 Fore Street, Dulverton,  
Somerset, TA22 9EX

dulverton@stags.co.uk

01398 323174

Approximate Area = 1188 sq ft / 110.3 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: 1458031