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Travellers Rest, Wheddon Cross Minehead, TA24 7EA

A substantial detached property surrounded by its own gardens enjoying superb far-reaching rural views.

Dulverton 10 miles Minehead 10 miles Taunton/M5 24 miles

• Edge of Village Location • Spacious Detached Residence • Far Reaching Rural Views • Large Garden • Ample Parking • Good Decorative Order • Income Potential • Close to Moorland Walking •

Guide price £335,000

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SITUATION

Travellers Rest is situated on the edge of the thriving village of Wheddon Cross in the heart of the Exmoor National Park. Wheddon Cross has a strong community and includes a church, primary school, shop with post office, garage, inn, hairdressers as well as a number of small businesses.

Minehead, 7 miles away, has a range of shops and entertainment facilities, beaches, a hospital, a small picturesque harbour and also offers quality schooling for all age groups. The county town of Taunton, 24 miles away, has extensive retail and commercial facilities together with access to the M5 and a main line station with fast trains to London. Taunton also has three independent schools, a theatre and the Somerset County Cricket Ground.

In the heart of Exmoor National Park, the property is ideally located to take advantage

of the excellent opportunities to walk and ride on the open slopes of the moor around Dunkery Beacon and the lovely Avill river valley, famous for its snowdrops. The coast to the north is also within easy reach and provides a wealth of water sports such as fishing, sailing and surfing.

DESCRIPTION

Travellers Rest stands in a commanding situation overlooking farmland with far reaching views across the Quarme Valley and beyond. The property offers very light and spacious accommodation with outstanding views from all aspects and is in good decorative order throughout. Travellers Rest is set within a large garden front and back together with a single garage and ample parking for several cars. The property is currently run as a holiday let but is equally suitable as a permanent home.



ACCOMMODATION

Along the front of the property is a covered verandah with a front door entrance porch. The open plan kitchen/dining room is fitted with a range of base and wall units, a matching dresser unit and glazed sliding double doors to the patio. An inner hall with built in cupboards gives access to the ground floor bedroom and a tiled shower room. There is also a separate utility room with sink unit, space for a washing machine and a glazed door to the front verandah.

Stairs from the kitchen lead to a double aspect first floor sitting room enjoying uninterrupted rural views. The landing gives access to a second bedroom enjoying similar views and a fully tiled bathroom fitted with a white suite.

OUTSIDE

The property is approached from the road onto a gated tarmac driveway that leads to a large parking area for several cars and access

to the good-sized single garage. The gardens which surround the property are mainly laid to lawn interspersed by flower and shrub borders. There is a long paved terrace with a sheltered gravelled seating area making the most of the delightful views.

SERVICES

Mains electricity and water and private drainage. Oil fired central heating. Broadband available.

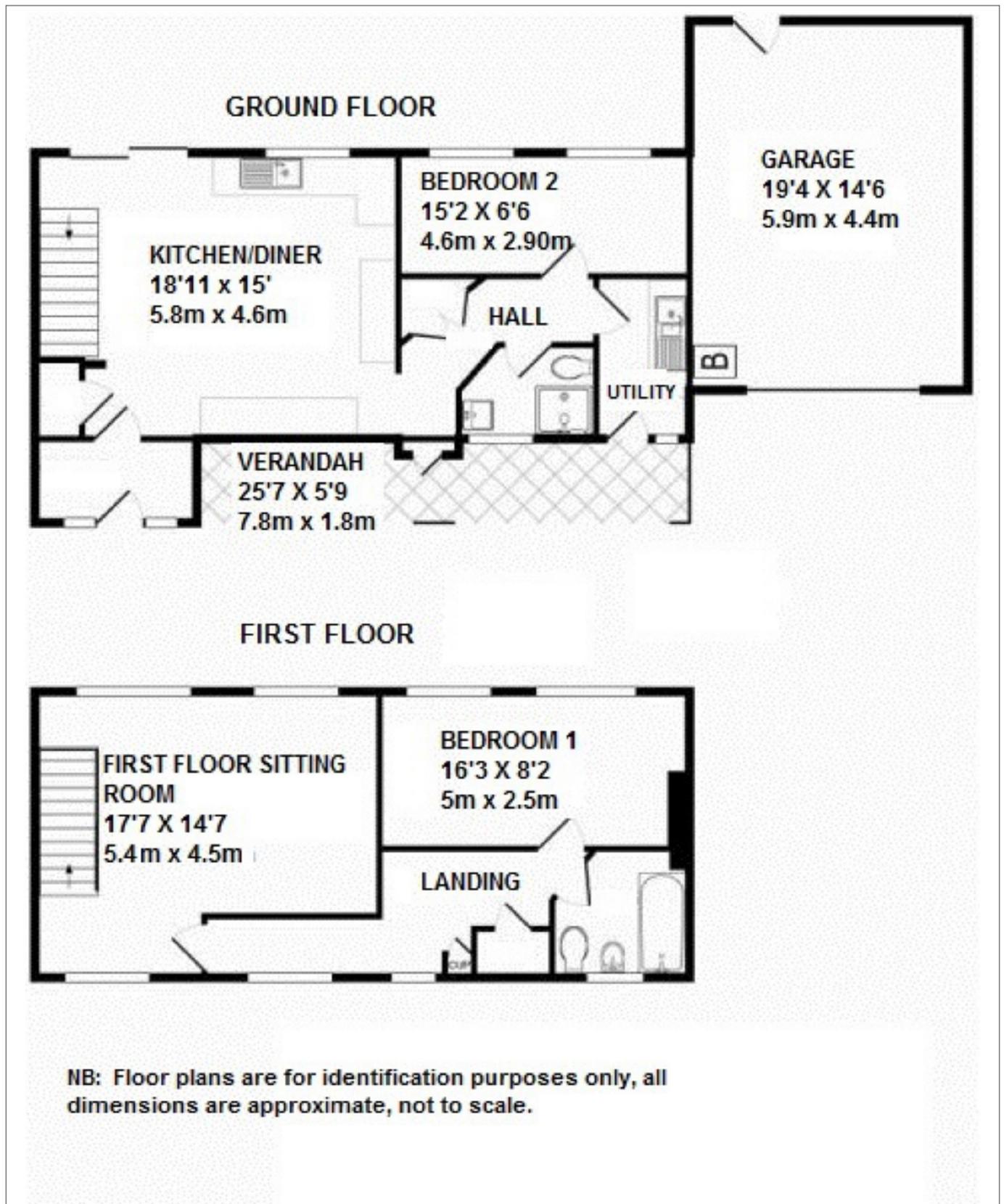
VIEWING

Strictly by appointment with the agents please. Stags Dulverton Office 01398 323174 or dulverton@stags.co.uk

DIRECTIONS

From Dulverton take the A396 northwards and after approximately 10 miles, at the cross roads in the centre of Wheddon Cross turn left onto the B3224 signposted Exford. Follow this road for ½ mile and Travellers Rest will be found set back on the left hand side.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	