



# The Dell, Cowbridge, Timmerscombe, TA24 7TD

*Located within the sought after Exmoor village of Timmerscombe, which is set within Avill Valley, popularly known as "the tropics of Exmoor" due to its microclimate. The Dell is situated within an established village setting, benefitting from beautiful views from the rear across local countryside.*



## Period Front Door

Leading to

## Entrance Hall

With fitted carpet, night storage heater, telephone point, wall light point, staircase rising to first floor landing, built in understairs cupboard, doors to

## Living Room

15'1" max x 14'1"

Sash window to front with period shutters overlooking the garden, window to rear overlooking the garden and views towards the surrounding countryside, night storage heater, fitted carpet, exposed beams, wall light points, picture rail, inglenook fireplace with inset log burner and tiled hearth, recess area with shelving.

## Dining Room

14'5" max x 14'1"

Sash window to front with period shutters and window seat, fitted carpet, inglenook fireplace with bricked hearth and bread oven, exposed beams, wall light point, doors to



## Kitchen

15' x 11'1"

A triple aspect room with windows to front, side and rear, a range of fitted base and wall units, worktop surfaces, inset one and one half bowl stainless steel sink unit with mixer tap, inset electric hob with cooker hood over, space and plumbing for washing machine, space for fridge and freezer, integrated oven and grill, LPG fired Rayburn, vinyl flooring, tiled splashbacks.

## Boot Room

12'3" x 9'1"

Window to side, period door to garden, built in cupboard, night storage heater, space for fridge and freezer, wall mounted solar panel system unit, vinyl flooring, fitted cupboard with electric meter and consumer unit, doors to

## Shower Room

With window to side, half size bath with shower unit over, pedestal wash hand basin, low level WC, part tiled surrounds, vinyl flooring.

## Office

13'8" x 8'10"

Window to rear overlooking the rear garden and views towards the surrounding countryside and Dunkery Beacon, vinyl flooring, telephone point, door to side, wall light points, door to conservatory.

## Conservatory

11'2" x 8'8"

Double glazed windows and double glazed patio doors leading to the rear garden, vinyl flooring, power.

## First Floor Landing

With fitted carpet, exposed beams, access to attic, doors to

## Bedroom One

14'10" x 11'11"

A dual aspect room with windows to front and rear overlooking the garden and views towards the surrounding countryside and towards Dunkery Beacon, fitted carpet, pedestal wash hand basin, shaver point, night storage heater, picture rail, built in cupboard.

## Bedroom Two

14'6" max x 11' max

A triple aspect room with window to front, side and rear with amazing views towards Dunkery Beacon, fitted carpet, access to roof space, wash hand basin, shaver point, built in airing cupboard, built in wardrobe.

## Bedroom Three

11'10" max x 11'1" max

Window to front, built in wardrobe, fitted carpet, pedestal wash hand basin.

## Bedroom Four

10' x 10'

Window to front, fitted carpet, night storage heater.





### Bathroom

Window to rear with views towards Dunkery and Grabbist Hills, a fitted suite comprising low level WC, panelled bath with shower unit over, wash hand basin, part tiled surrounds, built in cupboard.

### Snug/Spare Room

9' x 6'

Window to rear with amazing views towards Dunkery and Grabbist Hills, fitted carpet.

### Outside

The property is approached via pedestrian gate providing access to the front garden with steps leading down to a grassed area with wild flowers and young Silver Birch trees; the garden is bordered by stone walling and hedging. There is a path to the side of the property where the LPG tank can be found and then continues to the side and rear of the property.

To the side of the boot room is a courtyard area. Outside water tap, gate and path leading to the garages and driveway to the front of the property offering off-road parking for several vehicles.



To the rear there is a substantial stone barn with grass area and gates leading to the timber stable; there is a gate to side leading to the secret garden with access to the road via a right of way and to the leat with mature fruit trees and hedging. Immediately to the rear of the property is an enclosed good size garden bordered by fencing and hedging and is mainly laid to lawn with mature shrubs, access to the leat and gate leading to side access grass track providing access to the paddock from the road (of which the neighbouring property has right of way over). To the rear of the garden is a large pony shelter with path

leading to an all-weather turn out area/small manege and access to the paddock. The paddock is bordered by fencing and hedging. From the paddock, amazing views towards the surrounding countryside and Dunkery Beacon can be enjoyed.

### Agents Note

The property benefits from photovoltaic solar panels installed in 2011 and benefits from the remainder of feed in tariff which provides approx. £1,000 per annum.



**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

# welcome to

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Price

### £500,000

- Sought-After Village Of Timberscombe
- Detached Period Cottage - Four Bedrooms
- Far Reaching Views Towards Dunkery Beacon
- Large Paddock - Outbuildings - Ample Parking

EPC Rating: F

Council Tax Band: F

Tenure: Freehold



To find out more information or to arrange a viewing call

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