



The Old Post House



# The Old Post House

Skilgate, Taunton, TA4 2DQ

Skilgate Village. Bampton 5 miles. Dulverton 6 miles. Tiverton 12 miles.

A beautifully presented character property enjoying a private setting in the heart of the village with stunning gardens, garage, studio and gym. EPC Band D.

- Immaculately Presented Period House
- 4 Reception Rooms
- Stunning Private Gardens
- Freehold
- Idyllic Village Setting
- 4 Bedrooms. 4 Bathrooms
- Edge of Exmoor National Park
- EPC Band D. Council Tax Band F.

## Guide Price £799,000

### SITUATION

The Old Post House is set in stunning gardens in the heart of the village next to the church. Skilgate has a Parish Church and village hall and lies one mile from the Exmoor National Park, known for its extensive walking and riding country and many other outdoor pursuits including Wimbleball Reservoir which is within easy reach of the property.

The popular town of Bampton has an interesting range of shops together with a doctors surgery, a church and some good pubs whilst Dulverton, five miles away, is a delightful little town nestling in the Barle Valley within the National Park. It offers a number of individual shops together with a post office, chemist, doctors, dental and veterinary surgeries, library, primary and middle school. There are also squash courts, all weather tennis courts, football and cricket pitches.

The mid Devon market town of Tiverton lies 12 miles south of The Old Post House providing an extensive range of facilities and the county town of Taunton is approximately 19 miles to the east.

Mainline rail services are found at Tiverton Parkway, located adjacent to J27 of the M5 motorway and also at Taunton.

### DESCRIPTION

The Old Post House is a very appealing period house, which dates back several hundred years and has an interesting history. It was once the village post office, but also the village bakery and at one point the local tailor. Over the years it has been extended and now provides a spacious comfortable home which has been beautifully refurbished, but retains many of its original features such as the original bread ovens, beams and inglenook fireplaces. It is complemented by its stunning gardens, summerhouses, garage, parking and an outbuilding housing a gym and a studio. Whilst enjoying all the benefits of the countryside, the property is within close proximity of Tiverton and the M5 motorway junction 27.



**ACCOMMODATION**

The property offers good reception space. At the heart of the house is a generous sized drawing room with a large inglenook fireplace inset with a wood burning stove and glazed doors to the garden. The dining room is double aspect with doors to the garden room and again a large inglenook fireplace housing a wood burner. The garden room is a delightful room from which to sit and enjoy the views over the garden and a door leads to the ornate wrought iron veranda. Off the drawing room is a study with fitted bookcases, which could be used as a sitting room/snug. The kitchen is well fitted with a range of wall and base units, a breakfast bar and space for a table. The utility/boot room has fitted cupboards, a sink and space for white goods. The original bread ovens are still in place in this room. Off the utility room is a cloakroom.

Upstairs the master bedroom is double aspect with en suite bathroom and dressing room. There are three further double bedrooms , two with en suites and the family bathroom which serves the fourth bedroom.

**OUTSIDE**

The Old Post House is accessed via double gates opening to a parking area, Immediately in front is the garage which is attached to the house and incorporates a large storage loft, with plenty of room for storage. Adjoining the garage is a stone store. To the side is an outbuilding which the current owners use as a gym on the ground floor and a studio on the first floor, but could be used for a variety of uses or extra living accommodation subject to the necessary permissions.

The enchanting gardens are a spectacular feature of the property and have been lovingly tended to by the current owners. The garden is laid out with individual areas and pathways following on from one to another. To the front of the house is an area of lawn with flower and shrub borders and a patio for a table and chairs. An arch under a pagoda with climbing plants leads through to the kitchen garden.

To the west separated with a hedge is the greenhouse and the orchard. There is a further area of lawn above a trellis fence with flower borders and shrubs where there is a beautiful summerhouse positioned in an elevated part of the garden with a patio to the front of it providing a wonderful relaxing area where one can sit and enjoy the views and outdoor living. There is a pond and a further summerhouse, The whole gardens are extremely private and mature and provide an idyllic setting.

**VIEWING**

Strictly by appointment with the agents please.

**SERVICES**

Mains electricity and water. Private drainage. Type and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection. LPG central heating. Fibre to the premises (FTTP) with a both upload and download speeds of up to 1,000 mbps.. Currently subscribe to 40 mbps (up and down speeds) but easily increased to as fast as is required.. Ofcom predicted mobile coverage for voice and data: Internal None. External - EE, and Three: Voice and Data limited. 02: Voice likely, Data limited. Vodafone: Voice limited and Data None. Local authority: Somerset Council.

**DIRECTIONS**

From Tiverton proceed north along the A396 towards Bampton. Continue into and through Bampton and follow the B3190 road signposted to Morebath. Continue through Morebath and in just under 2.5 miles turn right towards Skilgate at Frogwell Cross.

Follow this lane into Skilgate and at the triangle in the village centre, turn right and The Old Post House will be found on the right.

**WHAT3WORDS**

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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.



| Energy Efficiency Rating                    |  | Current                                                                             | Potential |
|---------------------------------------------|--|-------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |  |                                                                                     |           |
| (92 plus) A                                 |  |                                                                                     | 81        |
| (81-91) B                                   |  |                                                                                     |           |
| (69-80) C                                   |  |                                                                                     | 61        |
| (55-68) D                                   |  |                                                                                     |           |
| (39-54) E                                   |  |                                                                                     |           |
| (21-38) F                                   |  |                                                                                     |           |
| (1-20) G                                    |  |                                                                                     |           |
| Not energy efficient - higher running costs |  |                                                                                     |           |
| England & Wales                             |  | EU Directive 2002/91/EC                                                             |           |
|                                             |  |  |           |

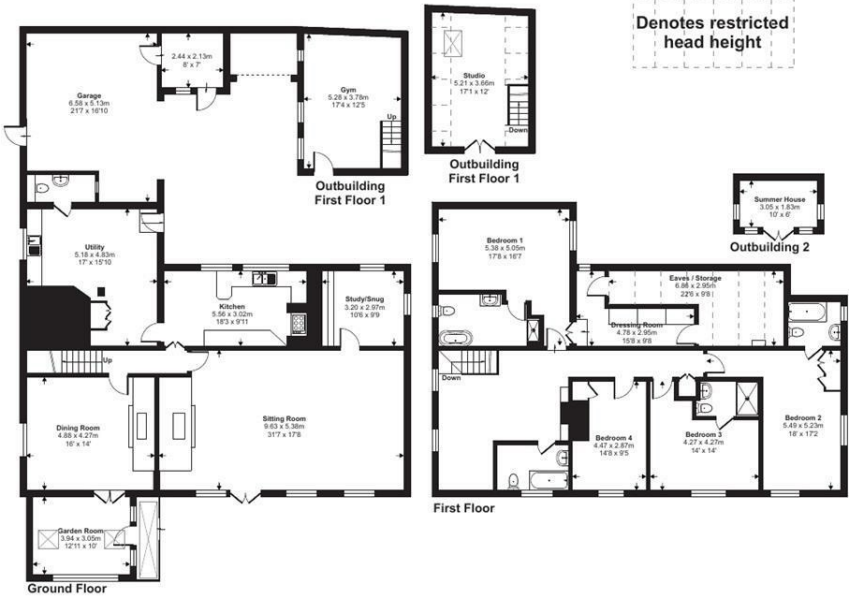
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Approximate Area = 3017 sq ft / 280.2 sq m  
Limited Use Area(s) = 297 sq ft / 27.5 sq m  
Garage = 387 sq ft / 35.9 sq m  
Outbuildings = 455 sq ft / 42.2 sq m  
Total = 4156 sq ft / 385.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags, REF: 1131567