



The Sycamores,







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Combe Lane, Exford, , TA24 7PS

Exford Village. Dulverton 10 miles. South Molton 13 miles.

A beautifully presented, detached four bedroom home with versatile accommodation, a driveway providing ample parking, a garage and a south facing garden, all enjoying stunning views. EPC: D.

- Exmoor village location
- Ample parking
- Self contained annexe
- Balcony with stunning views
- Freehold
- Immaculately presented
- South facing garden
- Garage and separate workshop
- Four double bedrooms
- EPC: D. Council Tax: E.

Guide Price £575,000

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SITUATION

The Sycamores enjoys a delightful elevated setting in the village of Exford, in the very heart of Exmoor National Park, surrounded by some of the finest moorland countryside. Exford is a thriving village with two hotels, tearoom, shop, church, village hall and primary school. Minehead (13.5 miles) offers an excellent range of day to day amenities including schooling up to secondary level and South Molton (13 miles) offers similar amenities, schooling and a livestock market and pannier market.

The county town of Taunton, 33 miles away, has extensive retail and commercial facilities, together with three independent schools and the Somerset County Cricket Ground. There is access to the M5 motorway (Junction 25) and a main line station with fast trains to London Paddington and the North.

DESCRIPTION

The Sycamores is a detached home arranged over two floors and offers flexible accommodation with a self-contained annexe on the ground floor which the current owners have incorporated into the family home. The home benefits from a large driveway providing ample parking, a garage and a generous south facing garden. The property enjoys stunning countryside views which can be enjoyed from the balcony.

ACCOMMODATION

Entering through the front door you are welcomed by the entrance hall which conveniently provides you with access to all rooms on the first floor. The kitchen/breakfast room is a generous size and has been fitted with practical wall and base units, plumbing for a dishwasher and space for an oven and a fridge freezer, there is also room for a table and chairs. The sitting room is also a plentiful room with a wood burner and glass sliding doors which lead out onto the balcony where the countryside views can be enjoyed. The principle bedroom is on the first floor with an en-suite shower room and a sliding door onto the balcony. Finishing the first floor accommodation is bedroom three which is a double room and the family bathroom which has a three piece suite, including a bath with shower over.

The ground floor is a superb feature of the house and offers versatile accommodation, working as a self contained annexe or in addition to the family home. There is a convenient utility room with a sink and plumbing for appliances and a door leading to the rear garden. From the utility, you will find the open plan living area with French doors out to the garden, dining space and a fitted kitchen. Bedroom 2 and 4 are both double bedrooms downstairs, bedroom 2 has an modern en-suite shower room. There is also a double bed built into an alcove in the wall. There is also a further family bathroom on the ground floor.





OUTSIDE

The Sycamores is accessed via a private, paved driveway where there is space for several cars and a small area of garden mainly laid with shrubbery. The detached garage can be accessed off the driveway via a remote control up and over door or a personal door at the rear. Below the garage is a dry store, ideal for storage. The south facing rear garden is mainly laid to lawn and has a sizable patio, perfect for outside dining and entertaining and enjoys beautiful views of the surrounding country side. The balcony is a standout feature, boasting picturesque views with ample space for seating. The lawn gently slopes down to the bottom of the garden where there is four raised vegetable beds, a large workshop which has electricity and double glazed windows and a gateway providing pedestrian access to the public footpath leading into the village.

SERVICES

Mains electricity, water and drainage. Oil-fired central heating. Mobile data services and broadband services available. (OFCOM 2026).

Local authority: Somerset County Council.

VIEWING

Strictly by appointment with the agent.

DIRECTIONS

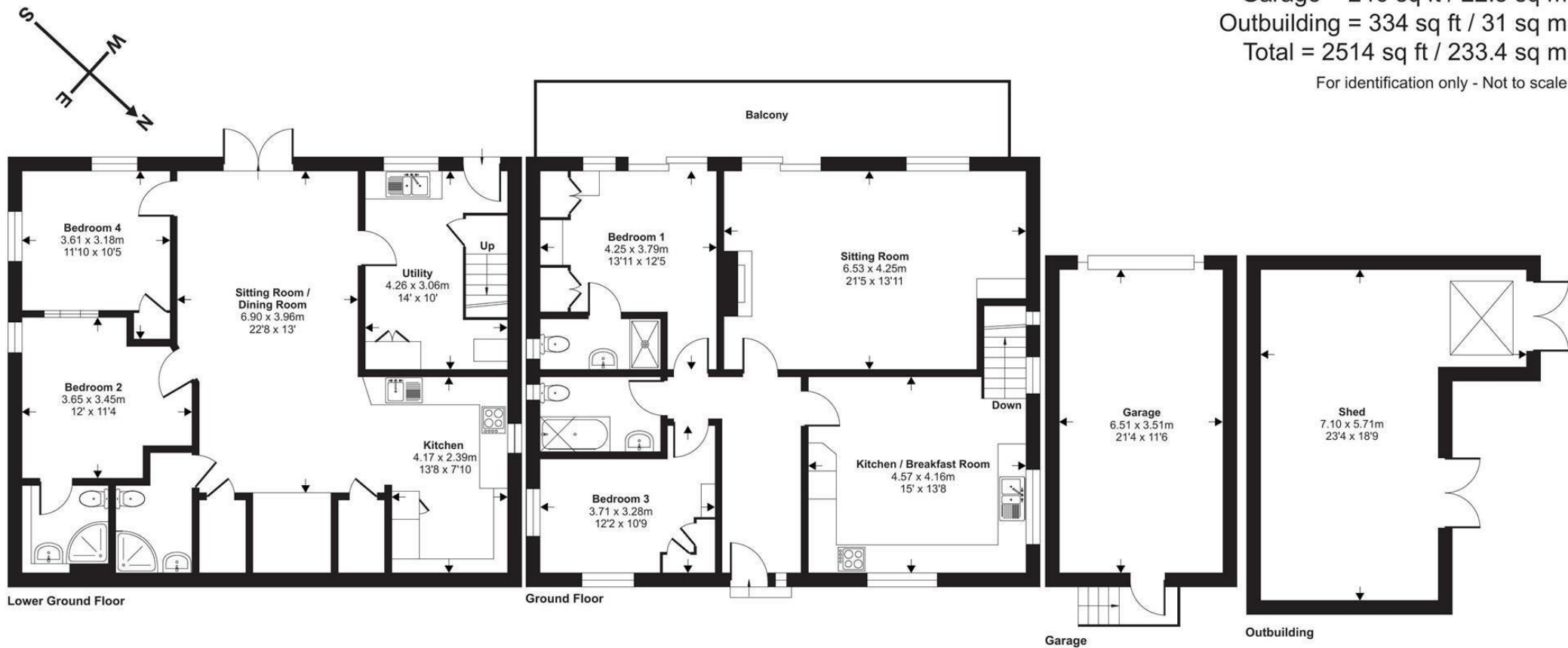
From Dulverton take the A3223 road signposted to Exford continuing across Winsford Hill and then turn right at the Chibbet Post junction. Drop down into Exford and turn right over the bridge in front of the White Horse Hotel. Turn left in front of the Crown Hotel and just after passing the village green on the left, turn right onto Combe Lane and shortly after turn left, The Sycamores will be found on your left hand side.

WHAT3WORDS

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Approximate Area = 1934 sq ft / 179.6 sq m
Garage = 246 sq ft / 22.8 sq m
Outbuilding = 334 sq ft / 31 sq m
Total = 2514 sq ft / 233.4 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 Stags. REF: 1526963



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		
(81-91) B		
(69-80) C		
(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		



