



1 High Croft,



1 High Croft,

17 Northmoor Road, Dulverton, TA22 9DG

Short Walk to Town Centre. Tiverton 12 miles. Taunton 26 miles.

A two bedroom period cottage with lovely views within walking distance of the town centre.

- Attractive Period Cottage
- Short Walk to the Town Centre
- Sitting Room and Conservatory
- Well Appointed Shower Room
- Lovely Views
- Kitchen/Breakfast Room
- 2 Double Bedrooms
- Council Tax Band C. Freehold.

Guide Price £275,000

SITUATION

The property sits in an elevated position within a five minute walk to the centre of Dulverton town which has many amenities. Dulverton, which is in the Exmoor National Park 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 two 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, which is some 14 miles distant, 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.

Situated within the Exmoor National Park, the property is ideally located to take advantage of the walking and riding on the wonderful heather and gorse clad moorland slopes and the beautiful river valleys. 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 attractive cottage, dating back to the early 1900's, has rendered and colour washed elevations under a slate roof. Ideally situated within Dulverton, it is a short walk to the town centre. The property benefits from a small garden and enjoys lovely views over the river valley.

ACCOMMODATION

Access is gained via the front door into the hallway with a staircase to the first floor. The good-sized sitting room has a large window to the front with fine views, character wooden floor and a feature fireplace inset with a wood burning stove. Leading off the sitting room is a store room with a window, which could be incorporated into the sitting room to make a larger reception room if desired. The kitchen/dining room is double aspect and well fitted with a range of units, integrated oven, Rayburn, wood/tiled floor, Victorian fireplace and space for a large table. Leading off the kitchen is the rear hall with door to the garden and cloakroom. From the dining room a door leads to a conservatory.

Upstairs there are two double bedrooms with charming fireplaces and a recently refurbished shower room.

OUTSIDE

The cottage is approached from the road by steps and a path to the front door. There is a small garden to the front with a seating area on the terrace with a variety of shrubs and plants. To the rear of the property there is an elevated small outside space area accessed by steps. This is a wonderful area to sit and enjoy the view and sounds of the river and woodland beyond.

VIEWING

Strictly by appointment with the agents please.

DIRECTIONS

From Dulverton centre proceed along Lady Street passing the churchyard into Northmoor Road. The property will be found on the right hand side.

SERVICES

Mains water, drainage and electricity. Gas central Heating.

Ofcom predicted broadband services - Standard: Download 17Mbps,

Upload 1Mbps. Superfast: Download 80Mbps, Upload 20Mbps.

Ofcom predicted mobile coverage for voice and data: Internal - O2 & Vodafone (Limited). External - EE, O2 & Vodafone

Local Authority: Somerset West & Taunton (West Somerset)



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		
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		56
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

13 Fore Street, Dulverton,
Somerset, TA22 9EX

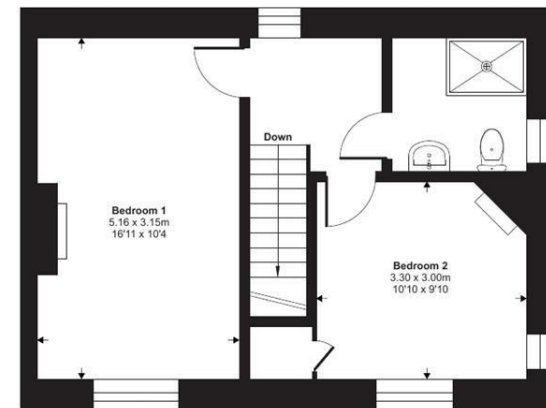
dulverton@stags.co.uk

01398 323174

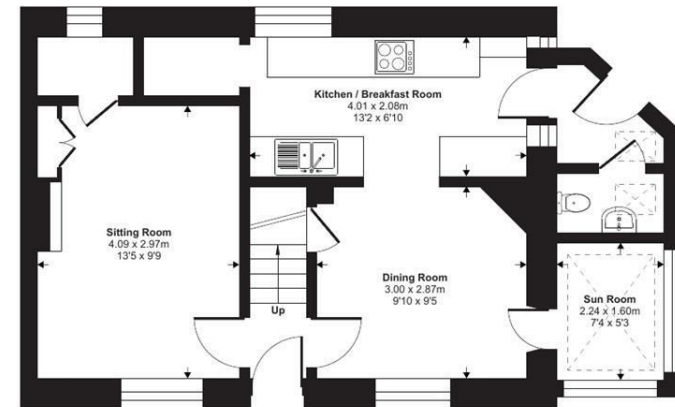


Approximate Area = 917 sq ft / 85.1 sq m

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). © nichcom 2024. Produced for Stags. REF: 1222339



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London