Guide Price £350,000

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West Knowle House Dulverton, TA22 9RU

- Extended, period cottage
- 1776 sq ft flexible accommodation
- 3/4 reception rooms
- Gardens to front and rear
- Rural location, edge of Exmoor
- Beautifully presented throughout
- 3/4 Bedrooms
- Stunning far reaching views
- Off road parking
- Dulverton c. 3 miles

West Knowle House Dulverton, TA22 9RU

A beautifully presented 3/4 bedroom period cottage, enjoying a south-facing position on the edge of Exmoor National Park, with far-reaching countryside views, gardens and off-road parking.

3 | 1 | 4 | D | Council Tax Band: C







The property offers versatile and generously proportioned accommodation, combining character features with modern comforts, including two woodburning stoves, double glazing and an oil-fired central heating system.

West Knowle is a small hamlet situated approximately 3 miles from Dulverton, along a quiet country lane between Dulverton and East Anstey. Known as the Gateway to Exmoor, Dulverton is an attractive town on the Somerset/Devon border, set between the Rivers Barle and Exe. It offers a good range of independent shops, boutiques, pubs and eateries, as well as a primary school, doctors, dentists and vets.

This south-facing, mid-terraced period cottage is beautifully presented throughout, with rendered elevations beneath a slate roof and double-glazed windows. The entrance porch provides useful space for coats and boots and leads into the sitting room, featuring a fireplace with the original bread oven and a woodburning stove. There is also a walk-in shelved storage cupboard, stairs to the first floor and a versatile fourth bedroom, ideal for use as a home office.

The fitted kitchen incorporates a Belfast sink, integrated oven, hob and extractor, fridge and dishwasher. This opens into the dining room, where sliding patio doors take full advantage of the wonderful countryside views. A further sitting room provides additional living space, with a woodburning stove and door to the garden. Rooflights in both of these rooms create a light and airy feel. A WC/utility room provides space and plumbing for a washing machine, while a storage cupboard houses the oil-fired boiler. Wooden flooring runs throughout the ground floor.

Upstairs, there are three bedrooms, the family bathroom and a store room. The principal bedroom benefits from a built-in wardrobe and original cast-iron fireplace. The bathroom is fitted with a bath, separate large walk-in shower and wash basin set within a vanity unit, together with an airing cupboard housing the hot water cylinder.

To the front, a pretty garden is enclosed by a picket fence. The rear garden is principally laid to lawn, with a gravelled seating area from which to enjoy the impressive, far-reaching views across rolling countryside towards Exmoor. A wooden gate provides access to a right of way used for access and oil deliveries.

The property benefits from two parking spaces in the car park which is immediately opposite the cottage.

Services: Mains electricity and water. Septic tank drainage, shared with 4 properties. Oil-fired central heating.
Tenure: Freehold
Council Tax: C
Local Authority: West Somerset and Taunton Council.



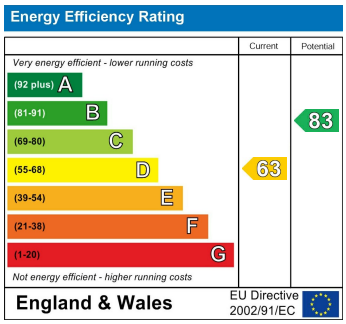
Directions

From Dulverton, cross the main bridge and, after approximately 400 metres, turn right up Andrews Hill. Continue for about 2 miles and you will see a row of cottages on your right-hand side. Turn right into the lane in front of the cottages, where West Knowle House will be found. The car park for the cottages is immediately opposite.

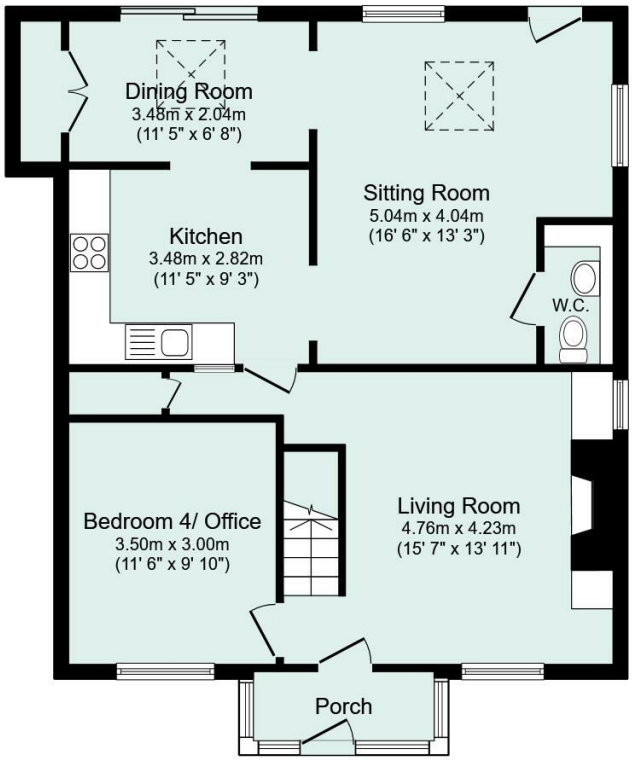
Viewings

Viewings by arrangement only. Call 01398 332006 to make an appointment.

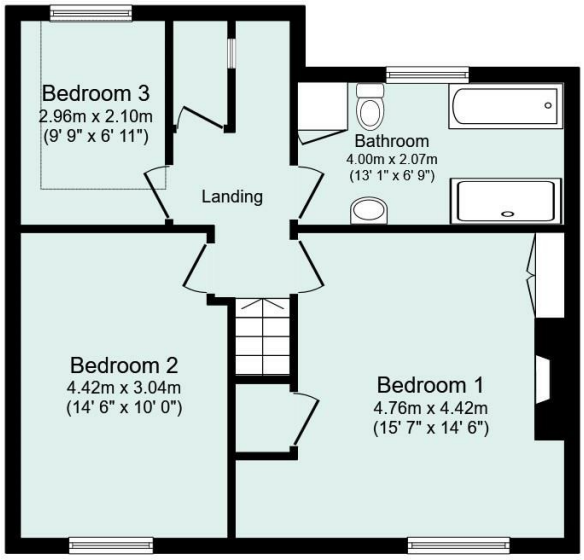
EPC Rating:



Total floor area 132.6 m² (1,427 sq.ft.) approx



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

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