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Steppes, Luckwell Bridge  
Wheddon Cross, Minehead, TA24 7EG

A character property in a small rural hamlet with garden, stable and a 2.523 acre paddock.

Wheddon Cross 1.5 miles   Exford 3.5 miles   Taunton 25 miles

- Quiet Hamlet Location • Character Cottage • Two Bedrooms • Elevated Situation • Large Garden • Stable and 2.523 Acre Paddock • Small Open Fronted Barn & Parking • Excellent Access to Extensive Outriding & Walking •

**Guide price £345,000**

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## SITUATION

Steppes is set in a rural elevated position within the small hamlet of Luckwell Bridge, between the villages of Wheddon Cross and Exford. Being in the heart of the Exmoor National Park, the property is ideally located to take advantage of the excellent opportunities to walk and ride on the open slopes of the moor towards Dunkery Beacon and in the lovely river valleys.

Wheddon Cross has a pre and first school, a general store incorporating a post office, a cash machine and fuel pumps, a pub, a village hall and the local Church is in adjacent Cutcombe. Exford has two hotels, shop, garage, village hall and a village school.

The county town of Taunton, which is 25 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.

Field sports are an integral part of the Exmoor National Park community, as well as salmon and trout fishing on the rivers. The moor offers wonderful opportunities to walk and ride on the open expanse

and in the wooded river valleys. The coast to the north is within easy reach and provides a wealth of water sports such as surfing and windsailing.

## DESCRIPTION

This delightful two bedroom cottage is in an elevated south-facing position, set back from the road in the quiet hamlet of Luckwell Bridge with a large garden, timber tool sheds and an attached stone built store room. In addition there is a parking enclosure with a open fronted barn and a stable with a tack room. The property also benefits from a grazing paddock that adjoins the garden which has gated access directly onto the bridleway.

## ACCOMMODATION

As illustrated by the floor plan, the front door leads into a small porch, then into the central hall with stairs to the first floor. The cosy sitting room has views across the valley. The simple kitchen has space for a dining table and a Heritage Stove providing hot water and central heating. Adjacent is a utility room with a sink unit, a cloakroom and a side door to the garden. Upstairs there are two reasonably sized double bedrooms and a central shower room with large shower cubicle. Attached to the side of the cottage is a stone lean-to workshop of a reasonable size.





## OUTSIDE

Steps up from the adjacent track lead to the front garden of the cottage. A gate leads into the side garden which is large and mainly laid to lawn bordered by a stock-proof fence with gate that separates it from the paddock. At the end is a timber garden shed. The paddock is gently sloping and is enclosed by hedge boundaries and stock-proof fencing, with a five bar gate that opens directly onto the bridle path, giving access to extensive and outstanding off-road riding or walking.

Below the cottage, on the opposite side of the road, is a small fenced yard with an open-fronted barn, a gravelled parking area, and a stable with tack room.

## LOCAL AUTHORITY

Planning - Exmoor National Park, Exmoor House, Dulverton, Somerset TA22 9HL Tel: 01398 323665  
Administrative - West Somerset Council, West Somerset House, Killick Way, Williton, Taunton, Somerset, TA4 4QA Tel: 01643 703704

## TENURE

The property is freehold with vacant possession upon completion.

## PLANS AND BOUNDARY FENCES

A plan, which is not to scale and is not to be relied upon is included with these particulars. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.

## SERVICES

Mains electricity and water and private drainage. Broadband available.

## VIEWING

Strictly by appointment with the agents please. Stags Dulverton Office 01398 323174 or [dulverton@stags.co.uk](mailto:dulverton@stags.co.uk).

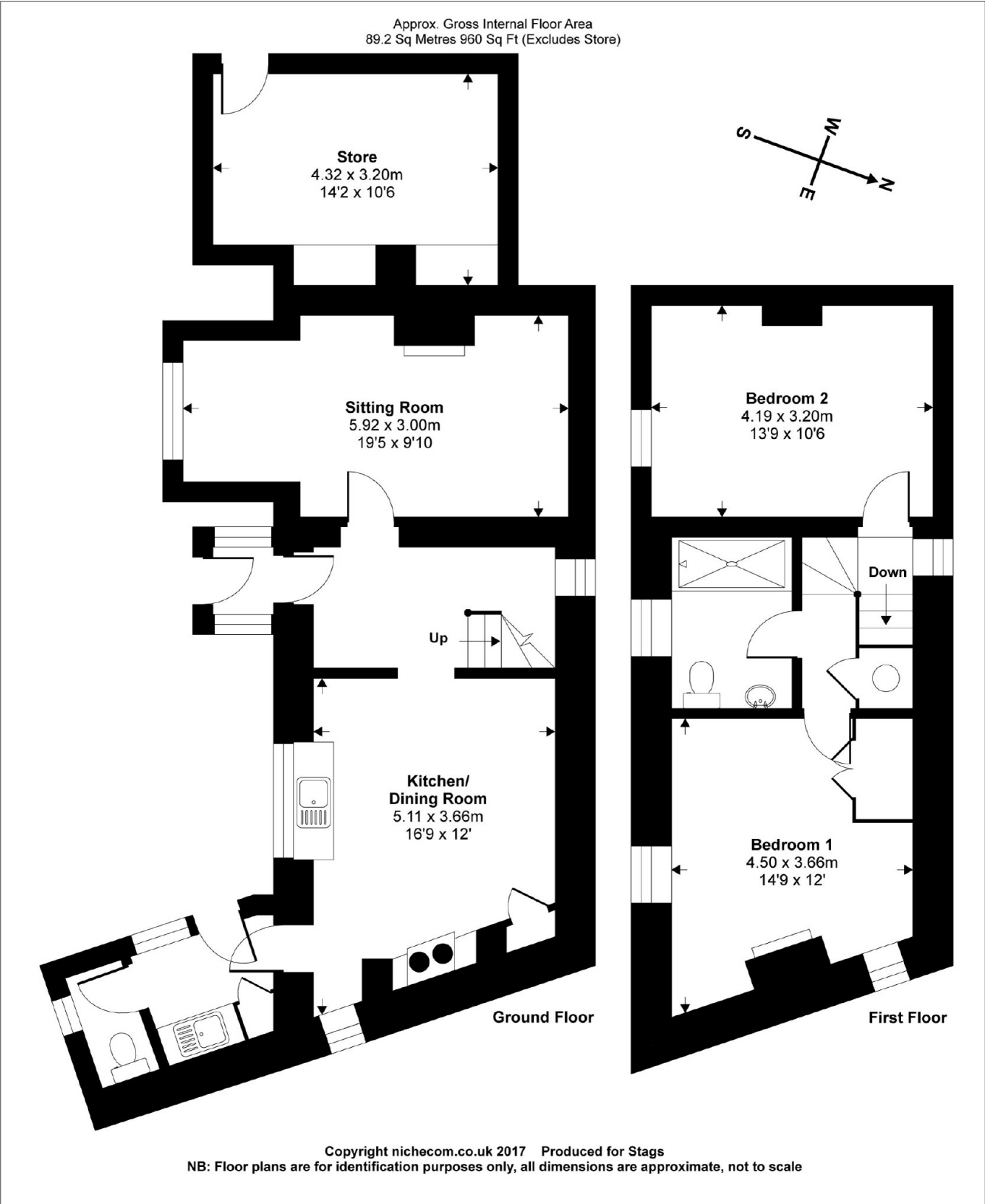
## DIRECTIONS

From Dulverton take the B3222 road out past the Rock Inn over Hele Bridge to its junction with the A396 Minehead road. Turn left northwards on the A396 and continue until reaching the village of Wheddon Cross. At the crossroads turn left and proceed out of the village for 1.5 miles. On reaching Luckwell Bridge take the turning left and park in the fenced area immediately on the left. The cottage is on the opposite side of the road.

## COUNCIL TAX

Band C (2017/2018)





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	