



STAGS

Church Mead

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Ash Lane, Winsford, Minehead, TA24 7JH

Winsford Village Dulverton 7 miles Taunton 30 miles

- Edge of Village Location
- 4 Bedroom Single Storey Residence
- Double Garage and Parking
- Stables and 5.28 Acre Paddock
- Lovely Countryside Views
- Ideal Location For Walking
- Exmoor National Park

Guide price £525,000

SITUATION

This lovely property is situated in an elevated position on the edge of Winsford with wonderful views over the surrounding countryside. Winsford is an attractive village in the Exe Valley where the River Exe and the Winn Brook meet and there are eight bridges and a ford. It is only a short walk to the parish church, village hall, tea rooms, garage (not fuel) and the famous Royal Oak Inn, which also houses the village shop and post office. Winsford has a good social life with many local clubs and activities, there are also tennis courts and a cricket pitch in the village.

Wheddon Cross, 3.5 miles, has a general store and petrol garage. Dulverton, 7 miles away provides good shopping facilities, together with a post office, chemist, doctors', dental and veterinary surgeries, library, primary and middle schools and a town hall. Tiverton, which is 19 miles away, offers a range of shopping and entertainment facilities, the well known Blundell's School, together with easy access to the M5 and Tiverton Parkway station. The county town of Taunton, 30 miles away, has excellent retail and commercial facilities, together with access to the M5 and a main line station with fast trains to London. There are three independent schools, including King's and Queen's Colleges and Taunton School.

Church Mead is ideally situated to take advantage of the riding and walking in the valleys and on the open expanses of Exmoor. Traditional field sports are an integral part of the Exmoor community and salmon and trout fishing are enjoyed on the rivers. The coast to the north is within easy reach and provides a wealth of water sports such as sailing and surfing.

DESCRIPTION

Church Mead is a very attractive, well-designed single storey residence with rendered elevations under a slate roof. The property was built in the 1920s, but later extended and extensively improved, including a new roof. The property



An attractive edge of village residence with wonderful views, stable and 5.28 acre paddock in the heart of Exmoor.





now offers very light and spacious accommodation, including full central heating, an Aga and two bathrooms. There is a stable, a double garage and ample parking. The paddock is immediately to the front of the property with access from either end of the garden as well as access by a separate gate from the road. There are superb views over the surrounding countryside from both the property and the garden.

ACCOMMODATION

The front door leads to a spacious hallway with doors to the kitchen, utility room and a family bathroom. The kitchen/breakfast room is entered via a stable door and is of a good size with lovely views, fitted with a range of units and an Aga which ensures a warm and cosy atmosphere. Adjacent is a large utility room with base and wall units, sink unit and access to the hallway. The convenient bathroom is fitted with a white suite with shower over the bath. The large, light-filled sitting room has a feature calor gas log effect Villager fire, set in a lovely surround and glazed doors from this room lead out to the patio. Both the kitchen and the sitting room are double aspect and enjoy wonderful views over the paddock and the countryside beyond.

There are four bedrooms. The large master bedroom has an en-suite shower room and delightful rural views, a door links to the smallest double bedroom giving the opportunity to create a private suite of rooms if desired. The back double bedroom enjoys a double aspect and has an en suite cloakroom, which could very easily be altered to include a shower unit. A possible fourth bedroom located off the sitting room is presently being used as a dining room in which there is an open fireplace with brick surround and a bay window.

OUTSIDE

The property is approached via a five bar wooden gate onto a driveway providing ample parking and turning space, as well as access to the two garages and large stable. A lovely patio seating area runs along the front of the house from which to enjoy the fabulous views and the surrounding gardens are well stocked with shrubs and trees. A well-positioned summerhouse enjoys views over the paddock and along the valley.

THE PADDOCK

Gently sloping down from the house is a productive grazing paddock of 5.28 acres with direct access from the stable block through a gate in the post and rail fencing.

SERVICES

Mains water and electricity, private drainage. Oil fired central heating. Broadband available.

VIEWING

Strictly by appointment with the agents please, Stags Dulverton Office Tel: 01398 323174 or www.stags.co.uk.

DIRECTIONS

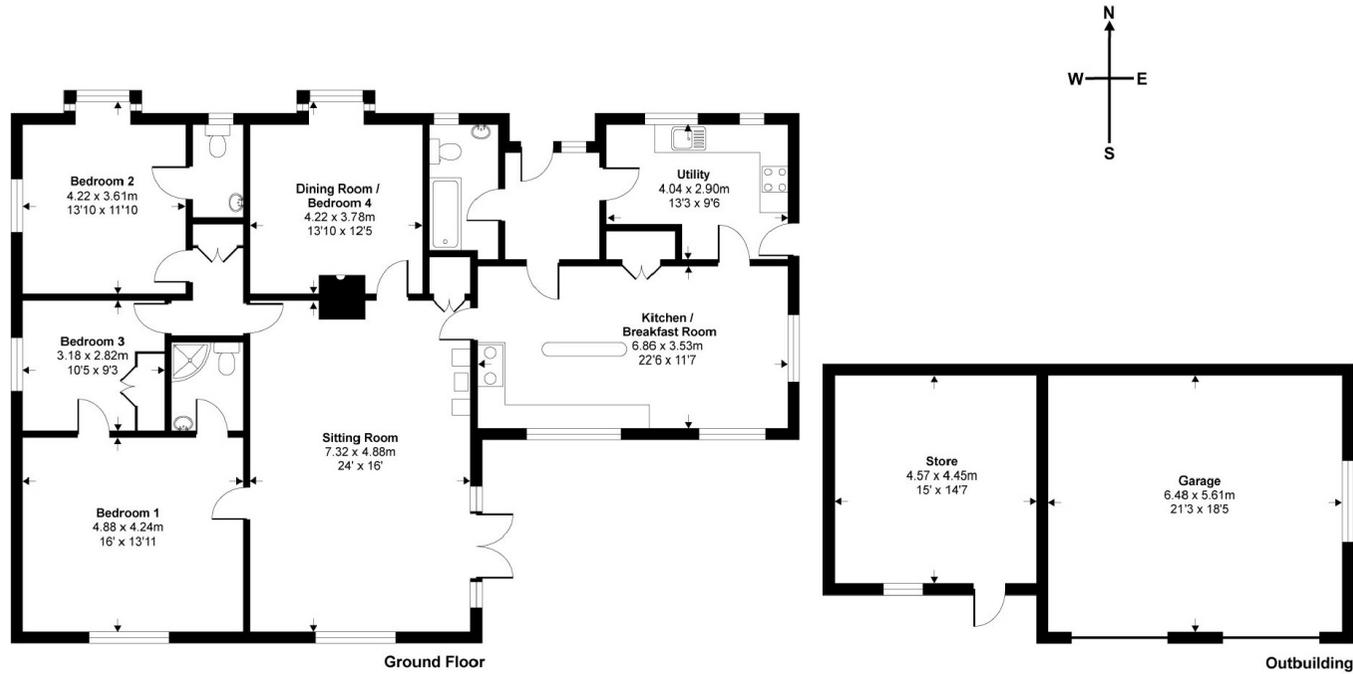
From Dulverton take the B3223 towards Lynton. Follow this road along the river and then up through the woods and onto the moor. Continue across Winsford Hill, ignoring the first turning to Winsford, and after crossing the third cattle grid turn right signposted Winsford. Continue down Ash Lane and on approaching the village, Church Mead will be found on the right, enter through the second wooden double five bar gate.

COUNCIL TAX

Band D (2017/2018)



Approx. Gross Internal Floor Area
193.2 Sq Metres 2080 Sq Ft (Excludes Store & Includes Garage)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.



Stags
13 Fore Street, Dulverton, Somerset, TA22 9EX
Tel: 01398 323174
dulverton@stags.co.uk

