



**STAGS**

Totterdown Farm



# Totterdown Farm

Timberscombe, Exmoor, TA24 7TA

- 4 Bedroom character house
- 2 Reception Rooms and Farmhouse Kitchen/Breakfast Room
- American Style Barn with Stables
- All-Weather Manege
- Stunning Rural Views
- Direct access to bridleways
- Pasture and Woodland

**Guide price £795,000**

## SITUATION

The property sits within Exmoor National Park and enjoys an elevated rural position between Dunster and Timberscombe. Set within 15 acres of pasture and woodland, it enjoys views over the Avill Valley and has direct access onto bridleways providing miles of fantastic riding country.

Dunster 2 miles away is a beautiful medieval village set within Exmoor National Park and boasts its own Castle and a Medieval Yarn Market.

The County Town of Taunton is 25 miles away and the Cathedral City of Exeter lies 39 miles south of the property. Both provide good recreational and retail facilities as well as access to the M5, fast rail links and flights from Exeter Airport.

The beautiful Exmoor countryside, the North Somerset coastline and the Quantock Hills are all within a short driving distance, providing excellent opportunities for riding, walking and water sports.

## DESCRIPTION

Approached through a five bar gate, the property is set within 15 acres of pasture and woodland. It has been sympathetically renovated and extended whilst still retaining a wealth of character and original period features including a stone fireplace, flagstone flooring, exposed timbers and vaulted beamed ceilings. The excellent location with an American Barn, stables, manege, paddocks and access to wonderful riding country make the property ideal for someone with an interest in equestrian pursuits.



An equestrian property enjoying spectacular views within Exmoor, with stables, manege and 15 acres of pasture and woodland.





## ACCOMMODATION

As illustrated by the floor plan, the front door leads into a hallway, stairs to the first floor and door to a cloakroom. The sitting room is a spacious room with a feature stone fireplace and inset log burner, exposed ceiling timbers, windows overlooking the garden and door to the rear porch and patio. The dining room with exposed beam and timber flooring enjoys views over the land to the surrounding hills and countryside. The large farmhouse kitchen/breakfast room is a lovely triple aspect room enjoying similar views with a bespoke range of units, granite work surfaces, Belfast sink, oil fired triple oven Aga, integrated fridge, flagstone tiled flooring, slate windows and exposed beams.

A timber staircase leads to the first floor with lovely church style window and exposed beams. The master bedroom is double aspect with French doors to a Juliet balcony with superb views along the valley and en-suite shower room. There are three further double bedrooms and a family bathroom.

## OUTSIDE

The property is approached through a five bar gate onto a private drive sweeping up to the property with a large forecourt providing plenty of parking and a turning area. There are lawned gardens on both sides with inset shrubs and fruit trees.

The detached American style barn (10.5m x 9.3m) is divided into five loose boxes and a tack room with water. There is a further detached timber stable block, divided into two stables both with water feeders and light. Leading from the yard is the all-weather manege (40m x 20m). There is also a galvanised and timber open fronted hay barn (4.6m x 4.3m), an open fronted fuel store, a wood store, and a galvanised general store.

There is a further timber and galvanised building in need of repair and in the woodland there are two adjoining stores open fronted and both measuring 16 x 9.

## THE LAND

The land is divided into two enclosures with a turnout paddock alongside the manege and the woodland is located behind the property accessed via a bridleway. There is a possibility of purchasing a further 5.6 acres available by separate negotiation.

## SERVICES

Mains electricity. Private drainage and water. Oil fired central heating.

## VIEWING

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

## DIRECTIONS

From the A39 coastal road, turn right at the traffic lights at Dunster onto the A396 and continue through the village of Dunster in the direction of Timberscombe. Just before reaching the village of Timberscombe you will see a layby on the left hand side with a white field type gate which is the entrance to Totterdown Farm.

## COUNCIL TAX

Band D 2016/2017



Approximate Gross Internal Area = 199.2 sq m / 2144 sq ft

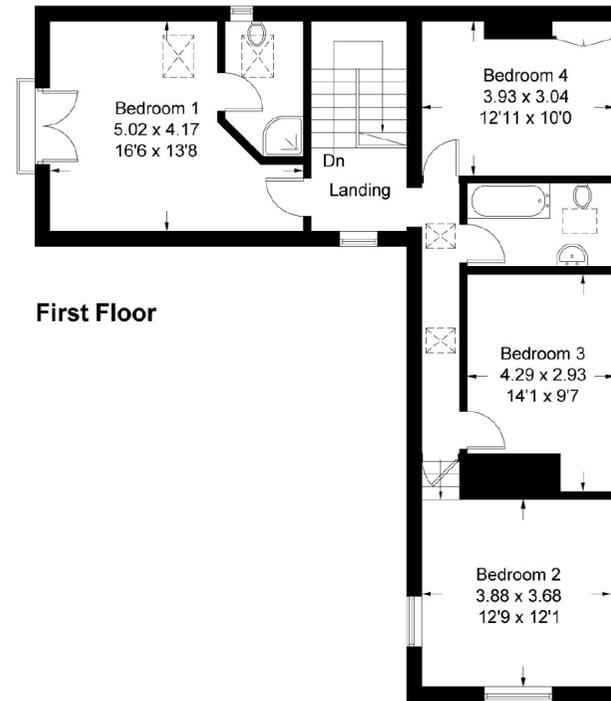
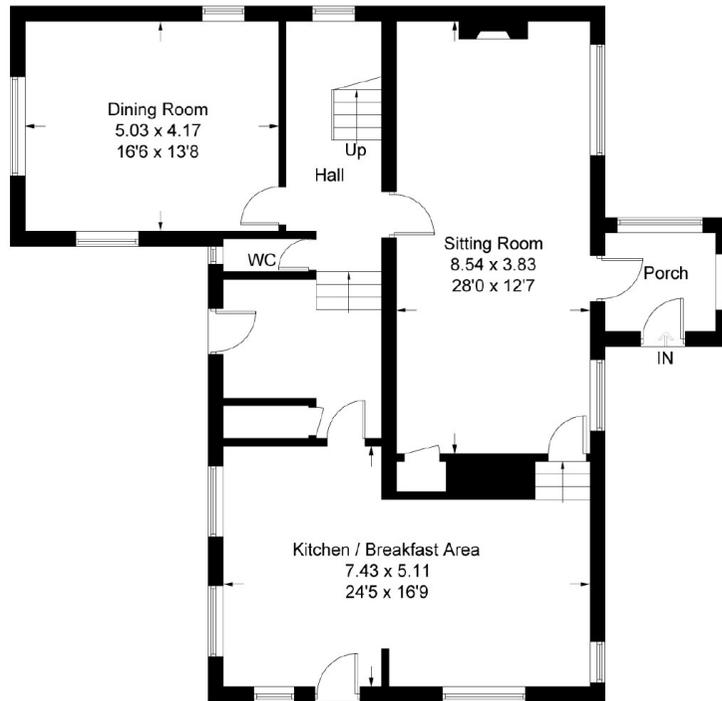


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID277832)

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