



Raleigh Manor







# Raleigh Manor

Wheddon Cross, Minehead, Somerset, TA24 7BB

Dulverton 10 miles Minehead 9.5 miles Taunton/M5 26 miles

A wonderfully situated Victorian Manor House with some of the finest views on Exmoor and set within 13.4 acres of parkland, paddocks and gardens. EPC Band E.

- Impressive Victorian Country Residence
- Outstanding uninterrupted views
- Parkland grounds with sweeping driveway
- 4 reception rooms
- Kitchen / breakfast room
- 6 bedrooms 5 bathrooms
- Gardens and sun terrace
- Swim spa
- 13.4 acres in total
- Freehold

Guide Price £1,395,000

## Stags Dulverton

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@StagsProperty

## SITUATION

Raleigh Manor occupies an enviable elevated setting in the heart of the Exmoor National Park enjoying some of the finest views down the Avill Valley area with glimpses of the north Somerset coast and the Bristol Channel. The house is positioned at the end of a long carriage drive which runs through its own land. It 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 the lovely river valley of the Avill, famous for its snowdrops. The nearby village of Wheddon Cross has a church, primary school, shop with post office, garage, inn, hairdresser as well as a number of small businesses.

Wheddon Cross is a short distance from Dunster, a medieval market town, where further village amenities are at hand and, of course, the famous Dunster Castle and Yarn Market. Dunster provides the nearest beach. The well known Victorian coastal resort of Minehead is also within easy reach, and offers a wide range of attractions including the beach, promenade, a small picturesque harbour, beautiful public gardens and excellent shopping and schooling. There is also a hospital as well as the Church of St George.

The county town of Taunton, which is approximately 24 miles away, has extensive retail and commercial facilities, together with access to the M5 and a main line station with fast trains to London and there are three independent schools, a theatre and the Somerset County Cricket Ground.

## DESCRIPTION

Raleigh Manor, an elegant Victorian residence with an abundance of character is approached over a sweeping estate fenced driveway, enjoying fine views in the heart of Exmoor National Park. Offering beautifully presented accommodation it is complemented by a double garage, stabling, beautiful gardens and land in all totalling to 13.4 acres.

## ACCOMMODATION

The front door leads into an impressive reception hall with an elegant staircase, tiled flooring, fireplace with wood burner and doors leading to the reception rooms and kitchen. The double aspect drawing room has an open fireplace and mantle surround. Adjacent is a well proportioned double aspect sitting room with sash windows, shutters and a fireplace inset with a wood burning stove. The kitchen with adjoining breakfast room is fitted with a range of units, a central island, an Aga, integrated dishwasher, double electric oven and hob. The breakfast room benefits from a large picture window providing a wonderful dining experience with stunning views and a wood burning stove. Also on the ground floor is a library and a conservatory with its excellent outlook over the garden to the views beyond.

On the first floor the landing gives access to all the bedrooms. The south facing principle bedroom with bay window is complemented by a generous en suite bathroom. Bedrooms two, three and four also have their own en suites and the family bathroom serves bedrooms five and six.





### OUTSIDE

Entering over a cattle grid the driveway leads through parkland like grounds to the house crossing a second cattle grid before approaching the property through the gardens to a circular driveway. The driveway continues to a rear courtyard giving access to the double garage, two stables (one being used as an office) and a tack room. The beautiful gardens are mainly to the front with areas of lawn, interspersed with shrubs and flower borders, a woodland garden and a spring fed pond. Outside the breakfast room is a terrace which provides seating and an alfresco eating area whilst enjoying the spectacular views. There is also a barbecue hut. The land is gently sloping fenced pasture flanking the driveway.

### AGENTS NOTE

There is a public bridleway passing over part of the drive which bears right down in to the woodland below. Excluding the house and immediate grounds, the remainder of the land is subject to rights to the Badgworthy land Company.

### SERVICES

Mains electricity, private water and private drainage. Type and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection. Oil fired central heating. Standard broadband available, data services vary (OFCOM 2026). Somerset Council Tax Band G.

### VIEWING

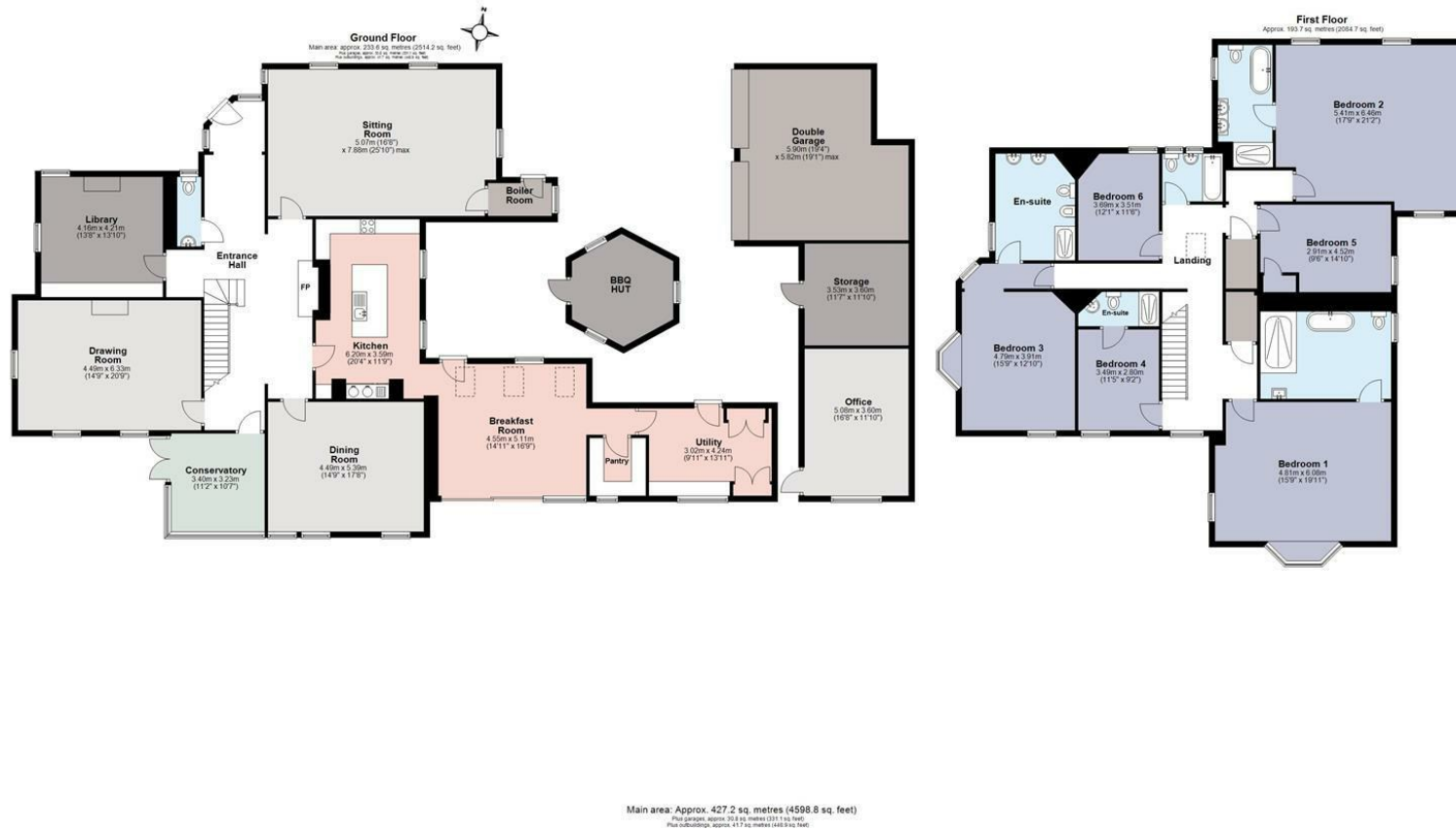
Strictly by appointment with the agents please.

### DIRECTIONS

From Dulverton take the A396 northwards and after approximately 10 miles, shortly after passing through the centre of Wheddon Cross, turn left signposted Raleigh Manor. Pass by Watercombe Farm and bear right, cross a cattle grid into long driveway, continue along the drive and where the drive splits into two, take the right hand driveway over a cattle grid into Raleigh Manor circular drive and parking.

### WHAT3WORDS

///track.objective.casually



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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

