



Wayside



STAGS

Wayside

Cutcombe, Minehead, Somerset, TA24 7AP

Wheddon Cross 0.5 miles. Dulverton 10 miles. Minehead 8 miles. Taunton 24 miles.

A 2/3 bedroom character cottage offering wonderful views across open countryside. EPC Band G.

- Character 2/3 Bedroom Cottage
- Sitting Room
- Wonderful Far Reaching Views
- Council Tax Band B
- Kitchen/Breakfast Room
- Small Front Garden
- Close to Excellent Walking
- Freehold

Guide Price £275,000

SITUATION

Wayside is set in a quiet lane overlooking farmland with far reaching views on the edge of Cutcombe, in the heart of the Exmoor National Park. Cutcombe and nearby Wheddon Cross, have a strong community and include a church, primary school, shop with post office, garage, inn, hairdressers as well as a number of small businesses and the agricultural market. Nearby Minehead offers a more comprehensive range of facilities, including schooling for all ages and recreational opportunities.

In the heart of 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 around Dunkery Beacon and the lovely Avill river valley. The coast to the north is also within easy reach and provides a wealth of water sports.



DESCRIPTION

This appealing cottage is in a pretty row of similar early Victorian properties and has colour washed and rendered elevations under a slate roof. The cottage offers light and spacious accommodation with a blend of traditional character with modern facilities. There is a small area of garden behind a low stone wall to the front of the cottage. Stunning far reaching views are enjoyed from the property. It would be equally suited as a full-time residence or as a retreat for holidays and weekends.

ACCOMMODATION

The front door leads into an entrance hall with a cloakroom and the staircase leading up to the first floor. The sitting room enjoys a bright double aspect with the most wonderful views over the valley. There is a large inglenook fireplace with original bread oven and wood burning stove. The kitchen/breakfast room again enjoys a double aspect with the same beautiful views and is well fitted with floor and wall units, built-in oven, fridge/freezer, dishwasher, washer/dryer and space for a dining table. Also on the ground floor is a small study, possible third bedroom, with views of the countryside.

On the first floor, the main bedroom is dual aspect and has a pretty Victorian fireplace, exposed wooden floor boards and a fitted wardrobe. The second bedroom also has a built-in cupboard, exposed wooden floor boards and overlooks the front garden. The good-sized bathroom has a double bath with shower over.

SERVICES

Mains electricity, water and drainage.

Ofcom predicted broadband services - Standard: Download 6Mbps, Upload 0.7Mbps. Superfast: Download 61Mbps, Upload 14Mbps.

Ofcom predicted mobile coverage for voice and data: EE and Three (Good indoor & Variable outside) OFCOM 2025.

Local authority: Somerset Council.

OUTSIDE

To the front is a small enclosed garden with space for a table, a log store and a shed. One can park in the lane opposite the cottage.

VIEWING

Strictly by appointment with the agents please.

DIRECTIONS

Follow the A396 from Dulverton towards Wheddon Cross and on reaching the village bear right to Cutcombe. Follow the road around to the left and then turn at the very sharp right hand bend.

Wayside will be found after a short distance on the left hand side of this lane.

WHAT3WORDS

///electrode.blending.incline



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.

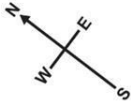


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	9	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

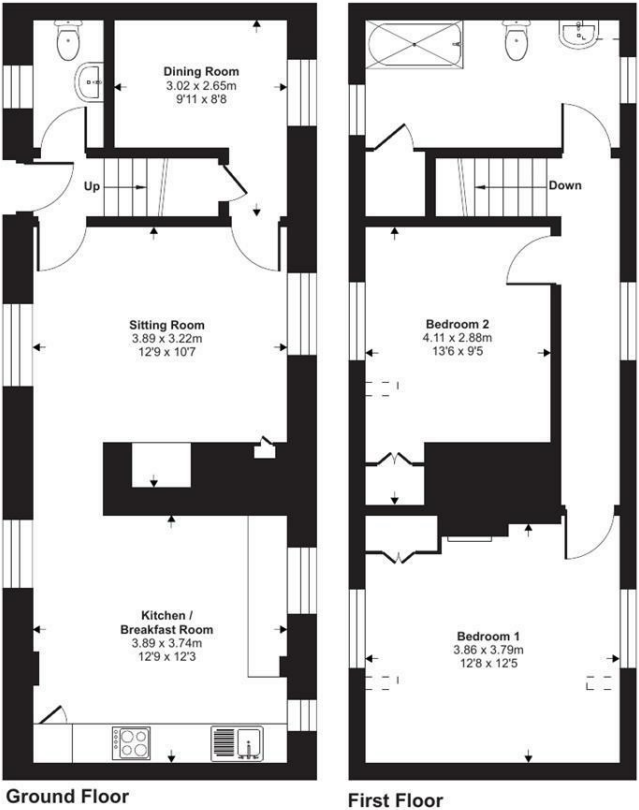
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Approximate Area = 945 sq ft / 87.7 sq m
Limited Use Area(s) = 5 sq ft / 0.4 sq m
Total = 950 sq ft / 88.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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