



The Brambles,







# The Brambles,

West Knowle, Dulverton, Somerset, TA22 9RU

Dulverton 3 Miles. Tiverton 13.5 miles. South Molton 13 miles

A charming four-bedroom stone barn conversion with breathtaking countryside views, nestled in attractive gardens featuring a pond and generous parking. EPC Band: E.

- Detached stone barn conversion
- Beautiful garden
- Sitting room
- Parking
- Council Tax: F.
- Stunning far reaching rural views
- Kitchen/breakfast room
- 4 Bedrooms 2 Bathrooms
- Freehold

Guide Price £575,000

## Stags Dulverton

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## SITUATION

The Brambles occupies a wonderful semi-rural position in a small hamlet with stunning views over surrounding countryside and easy access to a network of footpaths and bridleways.

Dulverton, 3.1 miles away, is a delightful small town nestling in the Barle Valley within the Exmoor National Park and is well known as The Gateway to Exmoor. It provides good day-to-day shopping together with two churches, a bank, post office, chemist, doctors', dental and veterinary surgeries and a well-supported town hall. There are also good restaurants and recreational facilities including squash courts, all -weather tennis courts, football and cricket pitches.

From the property there is good road access to both Tiverton and the motorway junction to the south, as well as the Devon Link Road taking you to the coast in the north.

## DESCRIPTION

The Brambles sits in an elevated position with lovely far reaching views over its own garden to the countryside beyond. The barn has been skilfully and sympathetically converted with stone and brick elevations under a tiled roof. It is complemented by its beautiful gardens and parking.

## ACCOMMODATION

The spacious kitchen/breakfast room enjoys rural views and is well fitted with units, a Rangemaster stove, plenty of space for a table and glazed doors leading to the patio seating area. The sitting room again enjoying far-reaching views is light and spacious with a stone fireplace inset with a multi-fuel stove and glazed doors to the patio and garden. There is also a utility/boot room and a cloakroom on the ground floor.

Stairs lead up to three double bedrooms, a single bedroom and a family bathroom. The master bedroom has an en suite bathroom with bath and shower and wonderful views over the garden and far beyond.





## OUTSIDE

The gravelled driveway leads to a parking area for two cars. Steps lead down to the entrance door. The main gardens are to the front which have been landscaped with lawns, a pond, flower borders, shrubs and sheltered seating areas from which to enjoy the lovely rural views. Glazed doors from the kitchen and sitting room lead onto a paved patio area, the ideal setting for alfresco dining. There is further enclosed parking opposite the property for several cars.

## SERVICES

Mains electricity and water, shared septic tank, oil fired central heating. Standard and Ultrafast broadband available. (OFCOM 2026)

Somerset Council Tax Band F.

## VIEWING

Strictly by appointment with the agents please.

## DIRECTIONS

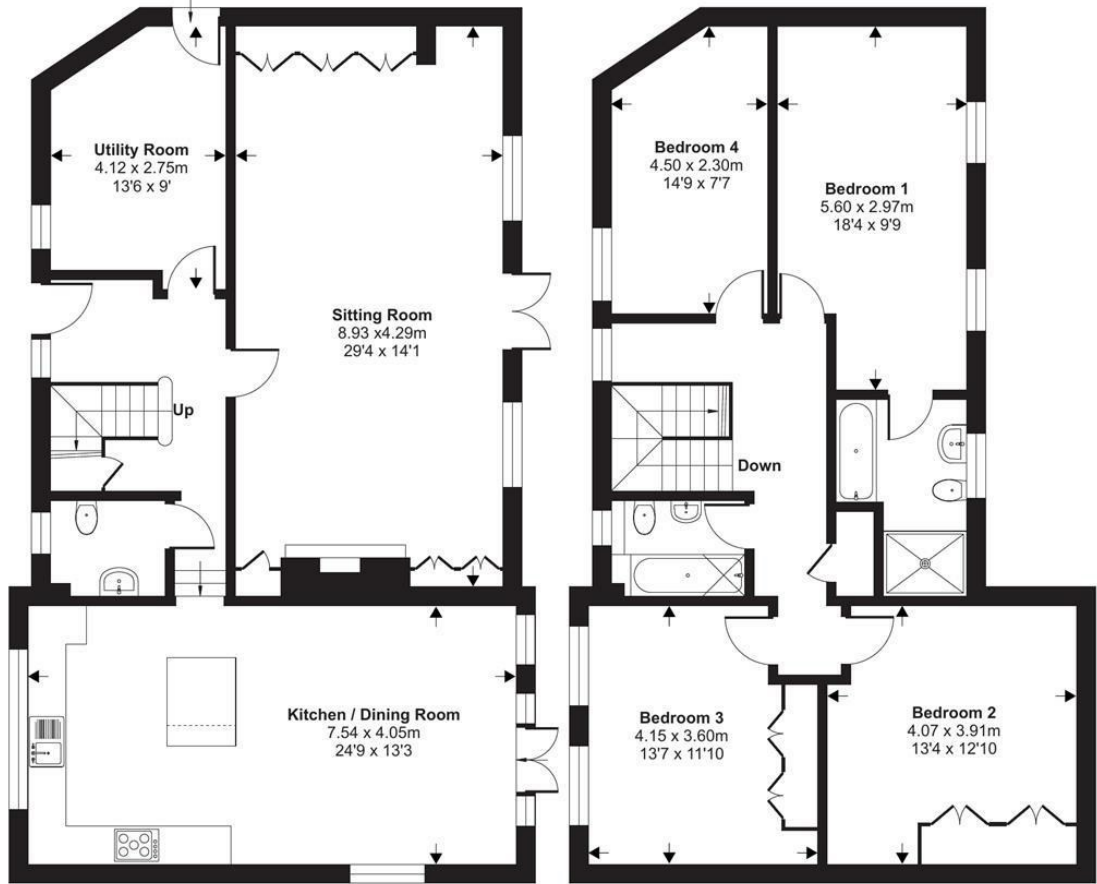
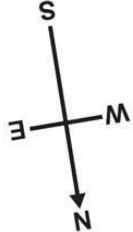
From Dulverton, leave town over the main bridge and after 400m turn right up Andrews Hill. Continue along this road for 2 miles and just after crossing a stone bridge the road curves right and you will see a row of cottages on your right hand side. Take this lane to the right in front of the cottages and The Brambles will be found almost immediately on the right.

## WHAT3WORDS

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Approximate Area = 1890 sq ft / 175.5 sq m

For identification only - Not to scale



Ground Floor

First Floor

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1464099



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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>			<b>74</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>47</b>	
(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	