



The Limes



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25 Hollam Drive, Dulverton, TA22 9EL

Edge of Dulverton Tiverton 14 Miles Taunton 26 miles

A flexible detached three/four bedroom home with lovely views, pretty garden situated on the edge of Dulverton. EPC: D.

- Far reaching countryside views
- 2 reception rooms
- Double garage/workshop
- No onward chain
- Generously sized south facing garden
- Kitchen/breakfast room
- 3/4 double bedrooms
- Utility room
- 2 bathrooms
- Freehold Council Tax Band F

Guide Price £475,000

SITUATION

The property is situated in an elevated position, well located on the eastern side of the town within walking distance of the centre. Dulverton offers a variety of shops, a post office, chemist, doctors, veterinary and dental surgeries, library, primary school and three churches. There are also good recreational facilities. Tiverton, which is 14 miles away, offers further shopping and entertainment facilities and the well-known Blundells School together with easy access to the M5 and mainline railway station at Tiverton Parkway. The property is ideally located to take advantage of the walking and riding on the wonderful heather and gorse clad moorland slopes and the beautiful river valleys. Haddon Hill and Wimbleball Lake are also just a few miles away and offer riding, walking, sailing and fishing as well as many other recreational pursuits. North Devon coastline is also within easy reach and has an excellent range of beaches from which to enjoy numerous water sports.

DESCRIPTION

Built in 1999, The Limes is a spacious and adaptable detached home with some of best views in Hollam Drive, over the Barle Valley and beyond. The property is on a small and select development, which has been very carefully designed to blend with the adjoining countryside and parkland. The house benefits from its surrounding gardens, seating areas with southerly views and a large double garage.



ACCOMMODATION

Upon entering the property there is a WC with additional storage and further cloakroom. The hallway leads through to the sitting room, a generous and bright space with a feature fireplace and large sliding doors opening onto the balcony, enjoying stunning views across Dulverton and the Barle Valley. A doorway also connects to the dining room which has the flexibility to work as a fourth bedroom, study or snug.

From the hall, the kitchen/breakfast room is well-appointed with a range of fitted units, integrated appliances and further storage cupboards, offering ample space for dining and benefiting from dual aspect views. This leads through to a utility room with external access to the side of the property.

Stairs descend to the ground floor where the principal bedroom enjoys a southerly aspect with an en suite bathroom and benefits from built in wardrobes. There are two further double bedrooms and a family bathroom. From the landing, doors open onto a sun terrace and patio, providing an excellent space to sit out and take in the far-reaching views.

OUTSIDE

The property is approached via a brick paved driveway providing parking and access to the garage, with steps leading down to a paved terrace adjoining the house. This area provides an excellent space for outside dining and entertaining, enclosed by wrought iron railings and enjoying an elevated position and some of the best southerly views in Dulverton. The gardens lie mainly to the side and rear, set on a gentle slope and laid largely to lawn with a number of mature trees and shrubs

SERVICES

Mains water, drainage and electricity. Oil fired central heating. Broadband and Data services available, OFCOM 2026.

Local authority: Somerset Council.

DIRECTIONS

From the Stags office in the centre of Dulverton proceed up High Street and follow the road around a right-hand bend into Jury Road. Follow this road and Hollam Drive is the next turning on the left-hand side. Follow the road up and the property will be found on the left-hand side.



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.



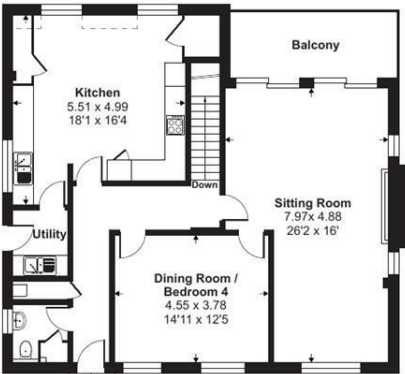
Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

13 Fore Street, Dulverton,
Somerset, TA22 9EX

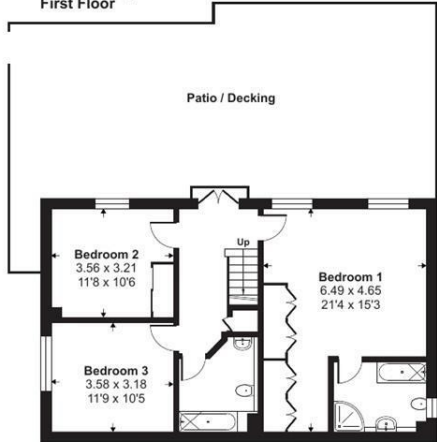
dulverton@stags.co.uk

01398 323174

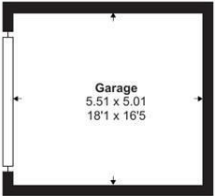
Approximate Area = 1825 sq ft / 169.5 sq m
Limited Use Area(s) = 11 sq ft / 1 sq m
Garage = 297 sq ft / 27.5 sq m
Total = 2133 sq ft / 198 sq m
For identification only - Not to scale



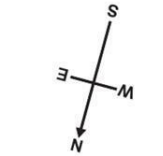
First Floor



Ground Floor



Garage



Denotes restricted
head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichiocom 2026.
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