



Fair View



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Withypool, Minehead, TA24 7QP

A charming semi-detached traditional Exmoor cottage with stunning moorland views, delightful gardens, large garage/workshop and parking. EPC Band F

- Wonderful elevated village setting
- Character period cottage
- Kitchen/breakfast room
- Generous gardens
- Parking and further outbuildings/car port
- Stunning moorland views
- 2 reception rooms
- 3 double bedrooms
- Large double garage/workshop
- Freehold.

Guide Price £395,000

SITUATION

Fair View is in a wonderful position with stunning views in the very popular village of Withypool and within a few minutes' walk of the open moorland. Withypool, which is part of what is known as the golden triangle of Exmoor, has a church, village hall, village store, tea rooms and post office and the Royal Oak Inn.

Nearby Dulverton and South Molton offer an excellent choice of day to day amenities including schooling, a wide variety of shops and churches. The county town of Taunton, 30 miles away, has extensive retail and commercial facilities, together with three independent schools and the Somerset County Cricket Ground. There is access to the M5 motorway (Junction 25) and a main line station with fast trains to London Paddington and the North.

DESCRIPTION

Fair View is a charming three bedroom semi detached character cottage which has been in the same family for over 100 years and this is the first time the cottage has been on the open market whilst in their ownership. This attractive cottage has character features including two inglenook fireplaces and provides comfortable spacious accommodation. The elevated situation provides excellent moorland views and the cottage is complemented by a large garden, large double garage/workshop, a further outbuilding and parking.



ACCOMMODATION

Access is gained through a porch into the sitting room. A lovely room with an inglenook fireplace fitted with a wood burner and enjoys lovely views. A door leads through to the second reception room again with inglenook fireplace, inset wood burner. The kitchen breakfast room is fitted with a range of units, space for a table, door to the rear, covered walkway to the garage and stairs to the first floor.

Upstairs there are three good sized double bedrooms and the family bathroom fitted with a bath and a shower unit.

OUTSIDE

Accessed off Chapel Lane is parking for several cars and access to the garage. Attached is a substantial garage currently used for storage, but could be used for a variety of uses such as a gym as well as a garage. There is also another outbuilding with a WC opposite the cottage, together with a car port and parking for two cars. The generous gardens are a real feature of the property and lie to the front and to the rear. The rear garden can be accessed either from the back of the cottage or via a gate leading off Chapel Lane. The rear garden is currently planted with flowers, vegetables and a lawned area. There is a brick garden outbuilding in the rear garden and a timber garden shed to the side of the property. The front garden is opposite the cottage across the lane and is mainly laid to lawn with shrubs and flowers. At the bottom of the garden is the shared drainage system. Both gardens provide areas for seating from which to sit and enjoy the spectacular views.

SERVICES

Mains electricity and water. Private shared drainage (Drainage system on Fair View land). Mobile data services available. Standard and Superfast broadband available. (OFCOM 2026).

Local Authority - Somerset

VIEWING

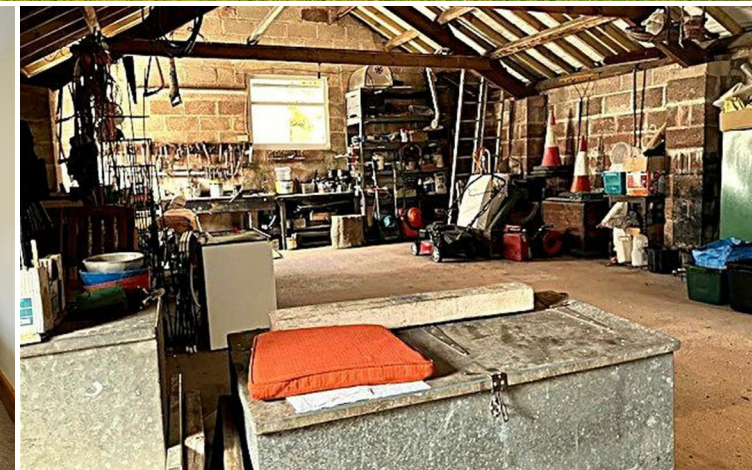
Strictly by appointment with the agent.

DIRECTIONS

From Dulverton take the B3223 road across Winsford Hill and after approximately 7 miles at Comers Cross turn left signposted to Withypool. Pass the Royal Oak Inn on your right and after a short distance bear right into Chapel Lane. Continue along and Fair View will be found on the right hand side.

WHAT3WORDS

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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			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		31	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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