



1, Church Lane



1, Church Lane

, Dulverton, TA22 9DR

Tiverton 14 Miles. M5 J27/Tiverton Parkway 20.2 Miles.
Taunton 26 Miles.

A delightful Grade II Listed cottage,
situated in the heart of Dulverton with a
generous rear garden.

- Pretty End of Terrace Cottage
- Grade II Listed
- Quiet Location
- Freehold
- Council Tax Band - B
- 2 Bedrooms
- Sunny Patio Garden
- Near the Town Centre
- EPC - F

Guide Price £255,000

SITUATION

The property is situated in the heart of the popular town of Dulverton, set within Exmoor National Park. Nestled in the Barle Valley, Dulverton enjoys many riverside walks and is known as The Gateway to Exmoor. The town benefits from a strong community and provides good day to day shopping along with two churches, post office, primary school, chemist, medical, dental and veterinary surgeries and a well-supported town hall. There is also a good choice of restaurants and a range of recreational facilities, including squash courts, all weather tennis courts, football and cricket pitches. The property is in a conservation area.

Tiverton (14 miles) provides a wider selection of shopping and leisure facilities, as well as the renowned Blundell's School. The town also provides easy access to the M5 and mainline railway station at Tiverton parkway. The county town of Taunton lies about 26 miles to the north-east, while the cathedral and university city of Exeter (29 miles south) boasts a wealth of shopping, recreational and leisure facilities. To the east of the city, Exeter Airport offers national and international flights.

The property is ideally placed to enjoy Exmoor's outstanding natural beauty, with miles of walking and riding across the moorland and beautiful river valleys. The North Devon coastline has an excellent range of beaches from which to enjoy numerous water sports, whilst Wimbleball Lake is just 6 miles away.



DESCRIPTION

This pretty, Grade II Listed cottage, dating back to the early 19th century is ideally situated in a quiet location, a "stone's throw" from the Town Centre. It benefits from a patio garden with views over the church.

ACCOMMODATION

The property is entered through the front door into an entrance hall, which provides access to both the sitting room and useful utility room. The utility room in turn leads through to the bathroom fitted with a bath with shower over and an airing cupboard.

The generous sitting room features a wood-burning stove and enjoys a view out towards the church and cobbled lane, with stairs leading to the first floor. The well-appointed kitchen is fitted with a range of wall and base units, overlooking the garden and providing access through the back door.

On the first floor, the property offers two double bedrooms, both with views across Dulverton to the front.

OUTSIDE

The garden benefits from a separate pedestrian access through a side gate by the church. Laid mainly to patio, there are steps leading up to a mature flower bed, enjoying views over the church.

SERVICES

Mains electricity, water and drainage. Electric heating and wood burner.
Ofcom predicted broadband services - Standard: Download 18Mbps, Upload 1Mbps. Superfast: Download 80Mbps, Upload 20Mbps.
Ofcom predicted mobile coverage for voice and data: Internal - (Good) - O2 & Vodafone. (Limited) EE. External - (Good) EE, O2 & Vodafone.
Local Authority – Somerset West and Taunton Council

VIEWING

Strictly by appointment with the agents please.

DIRECTIONS

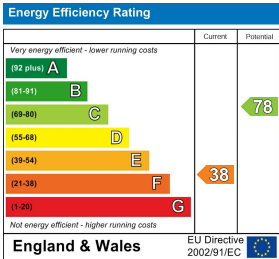
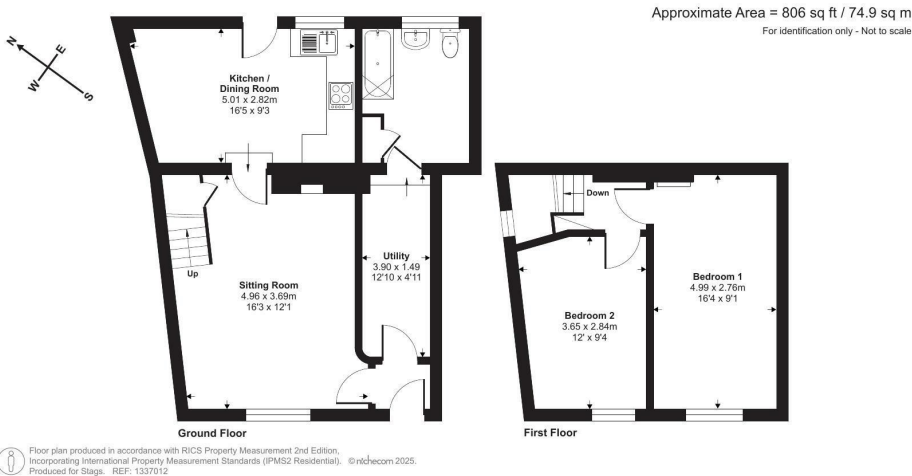
From the Lions Stable Car Park, turn right up the High Street. Continue up here for 300ft and Church Lane will be on your left. The property is located at the end of the lane just before the Church.

WHAT3WORDS

///relate.advantage.ocean



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.



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