



Dulverton, Devon, TA22 9QH

Asking Price £715,000

Venford Cottage stands as a detached three-bedroom residence situated in Hawkrigde, near Dulverton, boasting a substantial 5.5 acres of land within the boundaries of Exmoor National Park.

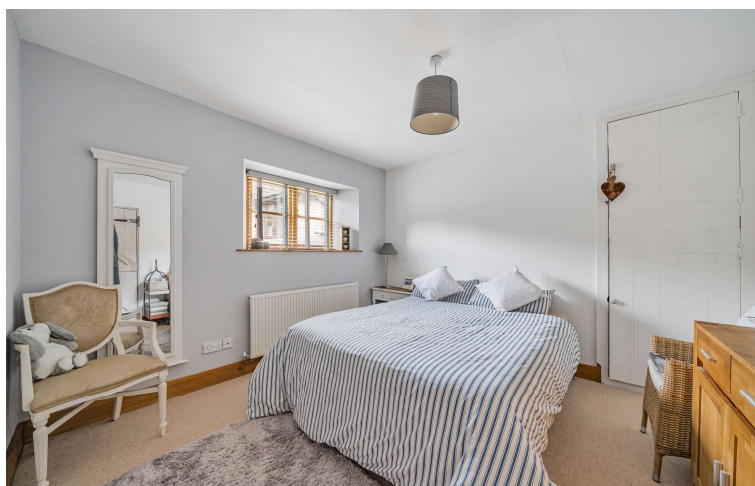
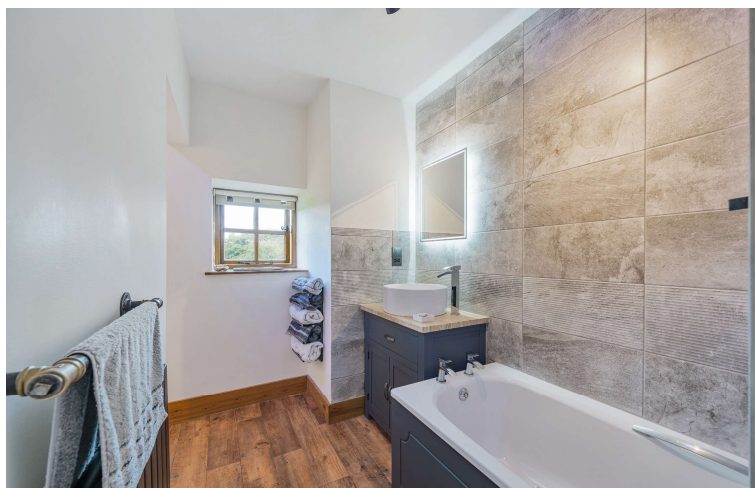
Winkworth

Winkworth.co.uk

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk



DESCRIPTION:

Venford Cottage enjoys a privileged location, nestled alongside the expansive open moorland that is a part of the Exmoor National Park. Just 4 miles away lies the charming town of Dulverton, often referred to as the "Gateway to Exmoor." Dulverton resides peacefully within the picturesque Barle River Valley and provides a wide array of amenities for both its residents and visitors.

This close-knit town boasts a vibrant and welcoming community and offers convenient day-to-day shopping options. It further enhances the quality of life with two churches, a post office, a pharmacy, and readily accessible medical, dental, and veterinary services. The well-supported town hall plays host to numerous local events and gatherings, contributing to the town's sense of togetherness.

This stone-built freehold period property offers a range of desirable features. It has internal dry-lined wall insulation and recently upgraded double-thickness loft insulation, complemented by an efficient Oil-Fired Central Heating system. Inside, you'll find a Wood burner with high ECO compliance, along with a new stainless steel flue liner for added safety. The roof has been enhanced with a modern Dry Ridge system. Security is well taken care of, with an alarm and CCTV system in place, as well as external floodlighting.

The property also boasts private car parking with AC power and an Electric Car Charging Point for convenience.

Upon stepping inside through the useful porch/ boot room and internal hallway, you'll find yourself in the open-plan kitchen/dining area, which offers ample storage space and features integrated appliances. A designated reception area offers a comfortable spot for reading a book and houses a dining table. A separate room accommodates the CH boiler and convenient drying rack.

The sitting room exudes coziness, featuring a log burner and abundant natural light, creating a warm and inviting atmosphere. The shower room has been impeccably finished to a high standard, featuring a large walk-in dual rainfall shower, WC, sink with waterfall mixer, contemporary tiles, and excellent LED lighting.

On the first floor, you will find two spacious double bedrooms, a single bedroom, and a family bathroom that includes an Eco Spa shower over the bath, a WC, and a raised contemporary sink bowl, all with targeted LED lighting. Bedrooms one and two come equipped with built-in storage solutions for added convenience.

In addition to the charming house, the property includes approximately 5.5 acres of surrounding land, comprising three fields, two of which could potentially be divided naturally to create five separate areas. The grounds feature a newly planted coppice with around 100 trees and are enclosed by mature trees, creating a lovely natural setting. This property is also well-suited for equestrian enthusiasts, as there are two sheds that can be easily converted into stables, and numerous bridleways are adjacent to the property, making it an ideal choice for those who love horses and the outdoors.



AT A GLANCE:

- Detached**
- Three Bedrooms**
- 5.5 acres**
- Shower Room**
- Original Features**
- Open plan kitchen/diner**
- Rural Location**
- Log Burner**
- On Exmoor National Park**

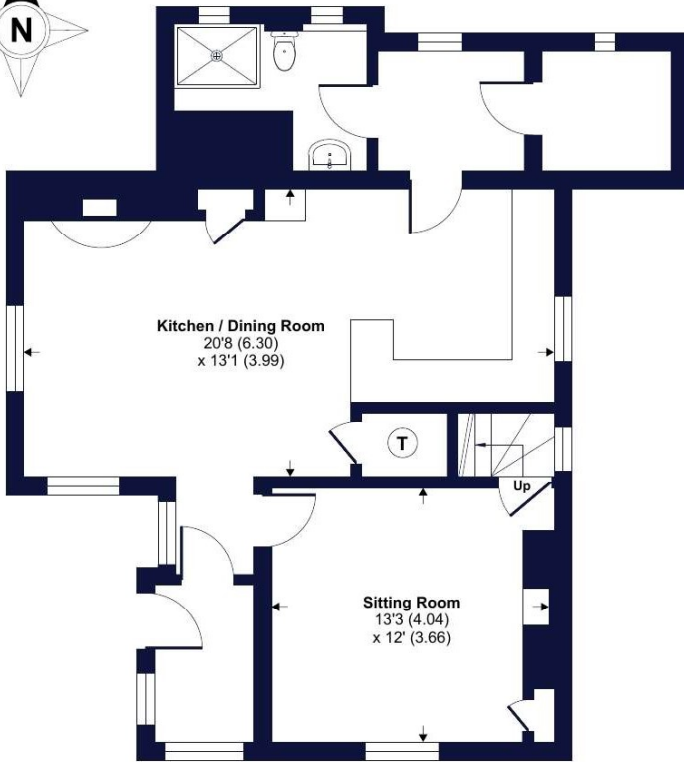
PROPERTY INFORMATION:

- Services: Private water supply, shared plant room, septic tank, oil fired central heating**
- Broadband: Standard Broadband Available Within This Postcode, (checked on Openreach 03.04) copper broadband**
- Mobile Signal: You are likely to get limited coverage (checked on Ofcom 03.04)**
- Tenure: Freehold**
- Council Tax Band D**

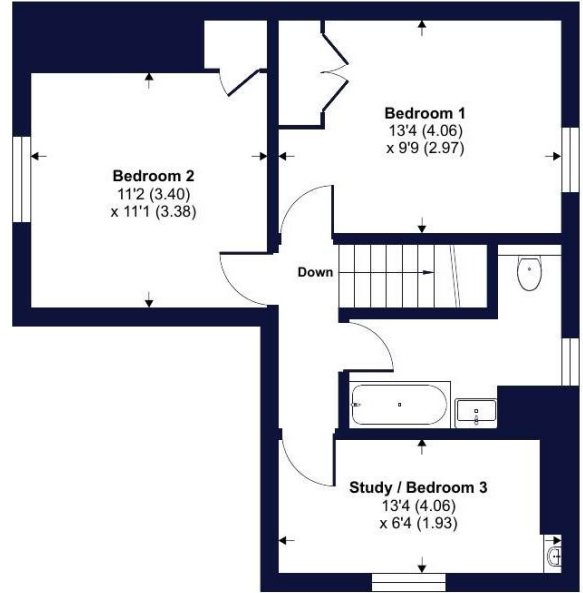
Venford Cottage, Dulverton, TA22

Approximate Area = 1235 sq ft / 114.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 1043272



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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