



Sunnyside Cottage



# Sunnyside Cottage

Exford, Minehead, TA24 7PR

Exford Village. Dulverton 10 miles. South Molton 13 miles.

A charming period, semi detached, cottage within a popular village at the heart of the Exmoor National Park with rural views and lovely gardens.

- Charming Period Cottage
- Sitting Room With Feature Fireplace
- Two Double Bedrooms
- Delightful Gardens with Seating Areas
- Council Tax Band C
- Kitchen/Breakfast room
- Utility/Boot Room and Cloakroom
- Well Appointed Bathroom
- EPC Band E
- Freehold

Guide Price £345,000

## SITUATION

Sunnyside Cottage enjoys a delightful elevated setting in the village of Exford, in the very heart of Exmoor National Park, surrounded by some of the finest moorland countryside. Exford, which is a short walk away is a thriving village with two hotels, tearoom, shop, church, village hall and primary school. Minehead (13.5 miles) offers an excellent range of day to day amenities including schooling up to secondary level and South Molton (13 miles) offers similar amenities, schooling and a livestock market and pannier market.

## DESCRIPTION

This charming period, semi detached, cottage is very well presented and offers a blend of character with modern facilities. The property benefits from double glazing and central heating. The cottage enjoys a wonderful setting, south facing and overlooking its own front garden to the countryside beyond. It also benefits from a delightful enclosed rear garden.



## ACCOMMODATION

As illustrated on the floorplan, the sitting is a charming room with bay window, feature fireplace with wood burner, wooden floors, attractive original cupboards with shelving and stairs to the first floor. The kitchen/breakfast room is well fitted with a range of wall and base units, an oil-fired Rayburn, tiled flooring, a Butlers sink, a larder cupboard, integral dishwasher and microwave. There is plenty of space for a table. Off the kitchen is a very useful good sized utility/boot room with space for white goods, a Butlers sink, units, wooden worktop and a storage cupboard. There is also a cloakroom.

Upstairs there are two lovely double bedrooms. Bedroom one is a good double with far reaching views to the countryside and a walk in wardrobe cupboard. Bedroom two is another double with views over the garden and a pretty fireplace. The bathroom is well appointed with a white suite incorporating a roll top bath with shower over and wooden flooring.

## OUTSIDE

To the front is a small garden with patio and steps leading down to the road. To the side, a path leads to the rear garden, which is a real feature of the property. The garden is terraced with seating areas, lawns, a greenhouse, a fruit cage, raised vegetable beds and a timber workshop/shed with power. At the top is a delightful pagoda and patio, with electricity and lighting, from which to sit and enjoy the fine views. Just along from the cottage there is street parking.

## VIEWING

Strictly by appointment with the agents please.

## DIRECTIONS

From Dulverton take the A3223 road signposted to Exford continuing across Winsford Hill and then turn right at the Chibbet Post junction. Drop down into Exford and turn right over the bridge in front of the White Horse Hotel. Turn left in front of the Crown Hotel and just after passing the village green on the left, Sunnyside Cottage will be found on the right hand side.

## SERVICES

Mains water, electricity and drainage. Oil fired central heating from the Rayburn.

Ofcom predicted broadband services - Standard: Download 18Mbps, Upload 1Mbps. Superfast: Download 80Mbps, Upload 20Mbps.

Ofcom predicted mobile coverage for voice and data: Internal - O2, EE, Limited Three & Limited Vodafone. External - EE, O2, Vodafone & Limited Three.

Local Authority: Somerset West & Taunton (West Somerset)

## WHAT3WORDS

///lengthen.secrets.composts



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| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>86</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            | <b>52</b> |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

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