



Snowdrop Cottage



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7 Lady Street, Dulverton, Somerset, TA22 9DA

Dulverton Town Centre, Tiverton 14 Miles, Taunton 26 miles

A delightful two bedroom period semi-detached cottage enjoying lovely views with a garden and within close walking distance of the town centre.

- Delightful Period Cottage
- Kitchen/Breakfast Room
- 2 Double Bedrooms
- Pretty Private Garden
- Council Tax Band C (2022/23)
- Short Walk to Town Centre
- Lounge/Dining Room
- Beautifully Fitted Bathroom
- Excellent Walking From Cottage
- Freehold

Guide Price £375,000

SITUATION

The property is located in an elevated position within easy walking distance of the amenities of central Dulverton town. Dulverton nestles in the Barle River valley enjoying many riverside walks and is known as The Gateway to Exmoor. The town has a strong community and provides good day-to-day shopping together with two churches, post office, chemist, medical, dental and veterinary surgeries and a well-supported town hall. In addition, there are good restaurants and recreational facilities including squash courts, all-weather tennis courts, football and cricket pitches.

Tiverton (14 miles) 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 county town of Taunton is 26 miles away. The university and cathedral 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.

Situated within the Exmoor National Park, 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. 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

A delightful period cottage that retains a wealth of character, whilst having been upgraded by the current owners for modern day living. The property benefits from being in an elevated and secluded position with views over the Barle Valley, yet just a short walk from all local amenities in Dulverton. Equally suited as a full-time residence or as a holiday retreat, this quintessential country cottage is a delightful home from home in Exmoor National Park. The current owners holiday let the cottage.

ACCOMMODATION

The attractive covered front door entrance leads into a central hallway with Victorian tiled floor, space for coats and boots and stairs to the first floor. The pretty kitchen is fitted with a range of base and wall units, integrated oven, hob, dishwasher, an Everhot stove inset in the fireplace with wooden mantle over, wooden flooring, and space for a dining table. The lounge has a feature fireplace inset with a multi fuel stove, large sash window overlooking the garden and is open plan to the dining area with wooden flooring and fitted shelving on two sides. The large useful utility/boot room has a sink and plumbing for a washing machine, a cloakroom and an external door to the side passage.

Upstairs are two light and airy bedrooms, both are double size with fitted wardrobes and large windows facing south overlooking the garden. Bedroom 1 has pretty painted floorboards and a Victorian fireplace. Bedroom 2 has a corner cupboard housing the insulated hot water tank and immersion heater. The large bathroom is beautifully fitted with a white suite with shower fitting over the bath, WC, hand basin and a large airing cupboard.

OUTSIDE

The cottage is approached from Lady Street by steps and a path to the front door. The front walled garden is private with a lawn surrounded by a variety of shrubs, plants and a patio with space for a table and chairs. There is a log store and a side path that leads to the rear of the property.

SERVICES

Mains water, drainage and electricity. Electric Central Heating. Broadband available.

DIRECTIONS

From Dulverton centre proceed along Lady Street passing the churchyard. The property will soon be found on the right hand side, with an entrance through a stone wall and steps leading up.

COUNCIL TAX

Band C (2022/2023)



These particulars are a guide only and should not be relied upon for any purpose.



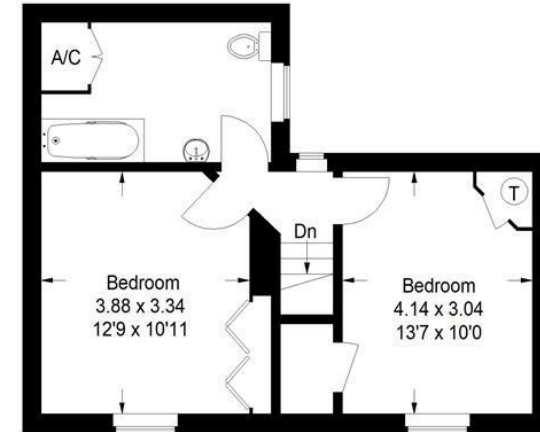
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	16	82
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

13 Fore Street, Dulverton,
Somerset, TA22 9EX

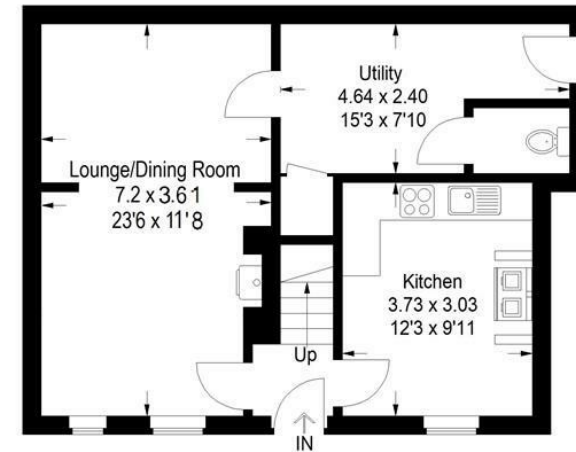
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Approximate Gross Internal Area
91.1 sq m / 980 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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