



9, Ash Lane



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Winsford, Minehead, Somerset TA24 7JH

Exmoor National Park. Winsford Village. Dulverton 7 miles.
Taunton 26 miles.

An immaculately presented 2 bedroom house situated in one of Exmoor's most sought after villages with spacious accommodation, large garden, parking, stunning countryside views and a short walk to open moorland. EPC Band E. Freehold. Council Tax Band B.

- Quiet Edge of Village Setting
- Immaculate Accommodation
- Large Garden With Summerhouse
- Freehold
- EPC Band E.
- Stunning Far Reaching Views
- Two Double Bedrooms and Bathroom
- Parking for Several Cars
- Council Tax Band B

Guide Price £399,000

SITUATION

9 Ash Lane is beautifully situated in a peaceful position on the edge of the sought-after village of Winsford with stunning views over the rolling countryside. Winsford is an attractive village in the Exe Valley where the River Exe and the Winn Brook meet and there are eight bridges and a ford. It is only a short walk to the parish church, village hall and the famous Royal Oak Inn, which provides an in-house village shop. There are also tennis courts and a cricket pitch in the village.

Nearby Dulverton provides a good range of day-to-day shopping facilities and Tiverton 20 miles away provides more extensive facilities, access to the M5 and mainline train connections to London. Exeter airport is approximately 39 miles to the south. Situated within the Exmoor National Park, the property is very well placed to take advantage of the walking and riding on the moorland slopes and river valleys.

DESCRIPTION

Built in the early 1930s, 9 Ash Lane has recently been totally refurbished by the current owners and now offers immaculate well presented spacious accommodation with a delightful large garden with summerhouse, parking for multiple vehicles and stunning countryside views.



ACCOMMODATION

The accommodation comprises a welcoming entrance hall with stairs to the first floor. The kitchen/breakfast/sitting room has a pretty cast iron fireplace, oak flooring, a beautifully fitted kitchen with space for a table, integral oven and hob and a door leading out to the patio and garden. With large windows wonderful views are enjoyed from this room. Off the hallway is a study.

Upstairs, leading off the spacious landing are two double bedrooms, both with the original cast iron fireplaces, wooden flooring and both enjoying the wonderful countryside views. The spacious bathroom includes a shower, WC, washbasin and plumbing for a washing machine.

OUTSIDE

Outside, the garden provides a most wonderful setting with the backdrop of the rolling Exmoor countryside. To the rear of the house there is a paved patio and a charming summer house, the perfect place to sit and enjoy the beautiful views. A path leads down to the rest of the garden, which is mostly laid to lawn with a variety of shrubs and provides ample space for growing vegetables if desired. To the front of the property is a gravelled driveway with parking for at least two vehicles.

SERVICES

Mains water, drainage and electricity. Oil fired central heating. Ofcom predicted broadband services - Standard: 17 Mbps download 1 Mbps Upload. Superfast: 47 Mbps download 8 Mbps Upload. Ofcom predicted mobile coverage for voice and data: Internal - None. External - O2 and Vodafone. Heating: Local authority: Somerset West and Taunton Council.

VIEWING

Strictly by appointment with the agents please.

DIRECTIONS

From Dulverton take the A396 towards Wheddon Cross and Minehead. After approximately 3/4 mile beyond Bridgetown, turn left signposted Winsford. As you enter the village take the first available left hand turn in the center of the village crossing the ford with the war memorial on your left hand side and then follow Ash Lane for approximately 0.2 miles and 9 Ash Lane can be found on your left hand side.

COUNCIL TAX

Band B (2024/25)



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			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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