



The Walled Garden



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Luccombe, Minehead, Somerset, TA24 8TE

An architect designed property with flexible accommodation positioned within a historic walled garden on the northern fringes of Exmoor

- Walled Garden
- Exmoor village location
- Council Tax Band F
- Freehold
- Flexible accommodation
- Parking
- 5 bedrooms
- Flooded With Natural Light

Guide Price £750,000

Situation

The Walled Garden is a unique property which occupies the most wonderful setting in the walled former kitchen garden to the manor house. Luccombe is a delightful village situated on the northern fringes of Exmoor with many period properties and a 13th century church. Almost all of the properties are National Trust owned which gives the unique charm of heritage architecture set against the stunning background of Exmoor.

The surrounding countryside offers endless opportunities for walking and riding from the village to the moor, Horner and the river. The picturesque village of Porlock is just 3 miles away and Minehead only 4 miles, with its comprehensive range of shops, schooling and entertainment facilities. Dunster, 6.5 miles away, is a beautiful medieval village set within Exmoor National Park boasting its own Castle and a Medieval Yarn Market. The County Town of Taunton is approximately 28 miles away and the Cathedral City of Exeter lies approximately 39 miles south of the property. Both provide good recreational and retail facilities as well as access to the M5, fast rail links and flights from Exeter Airport.



Description

The Walled Garden was designed by London architect Leonard Michaels as a holiday home for family and grandchildren. His architectural roots were firmly in the Bauhaus school and Frank Lloyd Wright etc., and this is directly reflected in the design with its angled ceilings and magical top lighting. The property's accommodation is brilliantly flexible and the clever design means that there is an abundance of natural light throughout. The property contains ample natural materials and cedar wood ceilings and doors throughout much of the accommodation. Being set within the walled garden provides a wonderfully private setting.

Accommodation

The property is predominantly arranged over one level with an additional upstairs attic bedroom. A spacious Entrance Hall welcomes you in and sets up access for all the principle areas of the house. The Sitting Room enjoys a south-facing aspect overlooking the garden with an open fireplace as the focal point. The Kitchen/Dining Room is "L" shaped and has a triple aspect, with glazed sliding doors opening onto the terrace and fishpond leading to gardens beyond.

All bedrooms are well proportioned and benefit from housing a variety of uses, either additional study, playroom or bedroom. There is the potential of up to six bedrooms; alternatively, there is the option of having a study and playroom. There is a separate bathroom and shower room.

Outside

The beautiful gardens wrap around the house and have year-round flowering interest. There is a wide expanse of lawn, an abundance of flowering shrubs and bushes, mature trees and a sheltered terrace bordered by a fishpond. To the front there is a driveway providing plenty of parking, with an area of lawn and a central rose bed. There is a stone outhouse with a staircase leading up to a small artist's studio which is in need of some renovation. In addition, there are many climbing plants along the walls, which provide the garden complete privacy. Beyond the boundary wall there is a further area of land and gardens adjacent to the lane and bordered by a small stream where the property can be accessed on foot over a charming bridge.

Services

Mains water, electricity and drainage. Broadband available, Council Tax Band F

Viewing

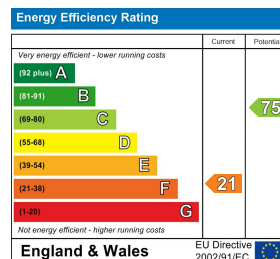
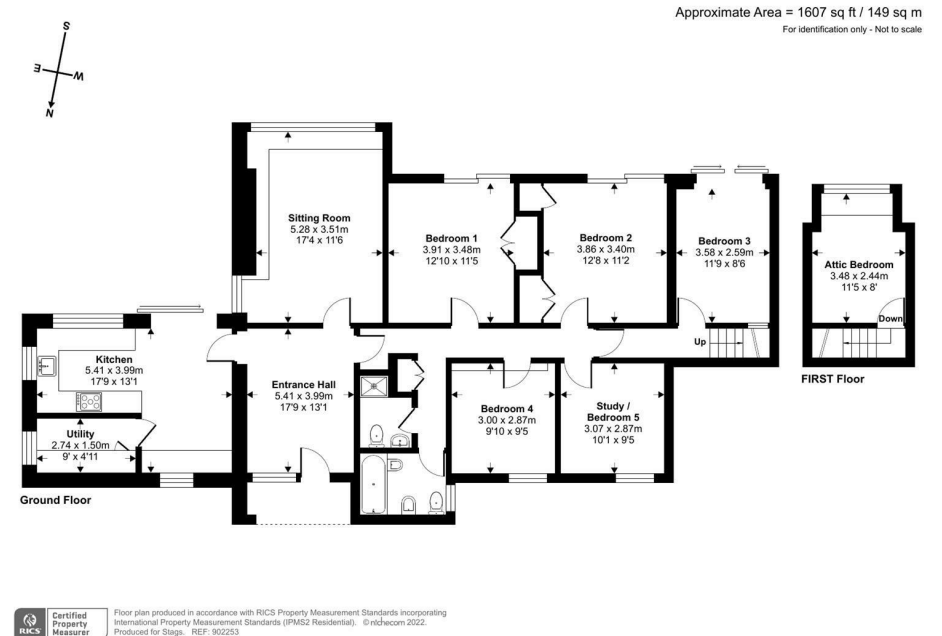
Strictly by appointment with the agents please

Directions

From Taunton and M5 from the east follow A358 towards Minehead for approximately thirteen miles to the A39. Follow the A39 for approximately eight miles towards Minehead. Pass Minehead on the A39 towards Porlock for approximately one mile. After a short section of three-lane carriageway, take the third left turning, signposted Luccombe. Follow this lane for approximately one and one-half miles until it ends at a T-junction. The Walled Garden gateway will be found directly opposite the junction signed the Manor House and bear left.



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



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