



Blacklake



Blacklake

Dulverton, Somerset, TA22 9QG

Dulverton 1.5 miles. Tiverton 15 miles. Exeter 29 miles.

An immaculately presented property occupying a rural setting, yet close to the centre of Dulverton. Enjoying wonderful views, together with stables, paddocks and woodland. In all 25 acres. EPC Band D, Freehold.

- Bespoke Kitchen/Breakfast Room
- Paddocks 4 Acres
- 3 Stables and Tack Room
- Freehold
- Kitchen Garden
- 2 Reception Rooms, 3/4 Bedrooms
- Gardens and Seating Areas
- Workshop and Field Shelter
- Council Tax Band F
- Woodland 21 Acres

Guide Price £1,200,000

SITUATION

The property is located within the popular Exmoor National Park with far reaching countryside views and only a short distant to the amenities of 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. Dulverton town center is accessible via footpaths through Burr ridge woods from the property.

Tiverton (15 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 27 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 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

Blacklake is a beautifully presented converted Victorian barn that has been immaculately refurbished to a high specification which was completed mid 2021. A great deal of thought has gone into the design to compliment the house, with the use of the finest materials including oak flooring, an under-floor heating system, bespoke wood windows with double glazed units and the renovations includes re-wiring, new plumbing, new kitchen and bathrooms. It enjoys a stunning setting with views overlooking its own gardens to the countryside beyond. It is complemented by its gardens, kitchen garden, stables, paddocks and woodland.

ACCOMMODATION

The main front door opens into a formal galleried reception hall with access to the main reception rooms. The hub of the home is the impressive kitchen/dining room, with limestone flooring, beamed ceiling, an extensive range of fitted bespoke units with granite and wooden worktops, large island unit with seating, walk in larder, Rangemaster with gas hob, integral dishwasher and fridge. The dining area with oak flooring has bi-folding doors opening into the garden and space for a large table. The whole kitchen/dining area is flooded with natural light. The sitting room with its two windows is another fine feature of the house with an inglenook style fireplace inset with a wood burner, alcove log storage and oak flooring. At the other end of the house is another reception room, which could be used as a TV room, snug, or home office. There is also a useful utility/boot/rear hall with a cupboard for coats and boots, a beautifully fitted shower room and a utility room.

The sweeping staircase leads to a galleried landing on the first floor. The large master bedroom with lovely double aspect views over the paddocks, stables, woodland and countryside beyond, benefits from a dressing room and a beautifully appointed en-suite shower room, which includes a large shower cubicle, low level WC and wash hand basin. There are two further double bedrooms, one with fitted wardrobes and one with fitted shelving. Also on the first floor is a study which could be used as a fourth bedroom and the family bathroom with bath and shower over, WC and hand basin.

OUTSIDE

The property is approached via a gated driveway leading to the parking area and stables. The gardens are a lovely feature with lawns, borders, shrubs, a kitchen garden with raised beds, concrete base for a greenhouse and a raised seating area from which to enjoy the wonderful views. The outbuilding includes 3 stables, a tack room, feed store/workshop and 3 open bay areas. The paddocks adjoining the garden are divided into 3 well fenced enclosures with water and a field shelter. The woodland to the rear extends to approximately 21 acres, is stream bordered, fenced and has a management plan.

VIEWING

Strictly by appointment with the agents please.

SERVICES

Private water and drainage, mains electricity, oil central heating, broadband, (currently Sky Superfast Broadband, estimated upload speed 1.2 Mbps, normally available download speed 14-22 Mbps, guaranteed minimum 12 Mbps). NEST heating system. CCTV. SONOS Sound System. It is understood fibre will be extended from the town, bringing it closer within the next 6 months.

DIRECTIONS

From Dulverton take Lady Street/Northmoor Road signed to Tarr Steps. After 3/4 mile take the left hand fork, cross over Marsh Bridge and Blacklake will be found shortly on the left.

AGENTS NOTE

There is a well screened public footpath adjacent to the paddocks.



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

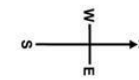


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		78
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

13 Fore Street, Dulverton,
Somerset, TA22 9EX

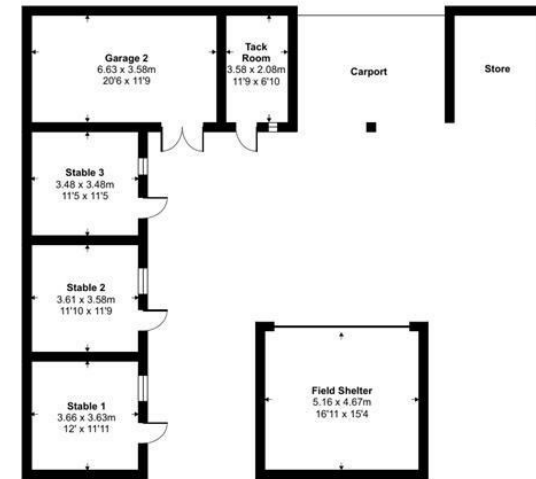
dulverton@stags.co.uk

01398 323174



Approximate Area = 2343 sq ft / 217.7 sq m
Field Shelter = 260 sq ft / 24.1 sq m
Outbuilding = 898 sq ft / 83.4 sq m (excludes car port)
Total = 3501 sq ft / 325.2 sq m

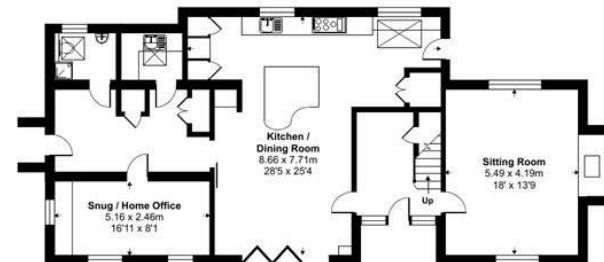
For identification only - Not to scale



OUTBUILDING



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rîchecom 2022. Produced for Stags. REF: 914630



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London