



Lee Farmhouse



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Winsford, Minehead, TA24 7HX

Winsford 2 miles | Exford 3 miles | Dulverton 8 miles.

A traditional period 5 bedroom farmhouse with stunning panoramic views, stables and land. EPC Band E.

- Detached Period Property
- 3 Reception Rooms
- Stables and Tack Room
- Farmhouse Kitchen/Breakfast Room
- Council Tax: F. EPC: E. Freehold
- Gardens and Parking
- Five Bedrooms, 2 Bathrooms
- Paddocks totally to 10.44 Acres
- Close to Excellent Riding and Walking

Guide Price £850,000

SITUATION

The property enjoys an elevated position in the Exe Valley between the villages of Winsford and Exford in the heart of Exmoor National Park. It is adjacent to open farmland and enjoys delightful countryside views.

Winsford has a strong community and is home to the 12th Century Royal Oak Inn. The village supports many opportunities for activities with its two tennis courts, cricket pitch and a village hall offering many events from sport to music. Exford, is a thriving village with two hotels, tearoom, shop, church, village hall and primary school. Opportunities for outdoor pursuits are abundant with diverse footpaths, bridleways and cycle paths in the local area.

Dulverton (7 miles) has another strong community and provides good day-to-day shopping together with three 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.

The county town of Taunton is 23 miles to the east and offers a further wide range of shops and amenities, several highly sought-after Independent schools and is also on the main line to London Paddington. The dramatic North Somerset and Devon coastlines are also easily accessible with ample opportunity for sailing and some of the best surfing in the country.



DESCRIPTION

The private tree lined driveway leads to a substantial five bedroom property situated in elevated private position with views over the surrounding countryside, gardens, stables and paddocks. The property would make an ideal home for someone with an interest in equestrian pursuits or those simply dreaming of a slice of the good life. There is an abundance of wildlife, Red Deer can often be seen grazing on the surrounding fields.

ACCOMADATION

Access is gained via the large porch to the front door which leads into the hallway with stairs to the first floor. The spacious kitchen/breakfast room is a lovely room and fitted with a range of wall and base units, integral dishwasher, Range Cooker, granite worktops and tiled floor. Off the kitchen is a good sized larder and the utility room with units, plumbing for washing machine and door to the outside. The generous sized sitting room enjoying lovely views has a fireplace inset with a wood burning stove and glazed doors to the garden. There are two further receptions rooms, a dining room and a large study/snug. Also, on the ground floor is a cloakroom. On the first floor there is a good sized master bedroom with a fireplace and enjoying lovely views. There are four further double bedrooms, and two well fitted bath/shower rooms.

OUTSIDE

The property is approached over its private treelined drive which leads to parking. The gardens to the front and side are mainly laid to lawn with flower borders and shrubs. Below the house to the side of the drive is the block of 4 stables. The land is divided into two fields either side of the driveway.

VIEWING

Strictly by appointment with the agents please.

SERVICES

Mains electricity. Private water (Borehole) and private drainage by way of a septic tank. Purchasers to satisfy themselves with their own inspection. Oil fired central heating. Ofcom predicted broadband services - Standard: Download 4Mbps, Upload 1Mbps. Ultrafast: Download 1800Mbps, Upload 220Mbps. Ofcom predicted mobile coverage for voice and data: Internal (None) Outdoor (Limited coverage) - EE, Three, O2 and Vodafone.

Local authority: Somerset Council.

AGENTS NOTE

The hunting rights are owned by the Badgworthy Land Co.

DIRECTIONS

From Dulverton take the A396 north towards Wheddon Cross and about half a mile beyond Bridgetown turn left at Coppleham where signposted to Winsford. Continue through the village and after two miles the drive to Lee Farmhouse will be found on the left hand side.

What3Words

///situates.respect.loaders



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		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	39	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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