



Old Hall House



Old Hall House

Luxborough, Watchet, TA23 0SL

Dunster 4.5 miles Roadwater 4 miles Taunton 20 miles

A beautifully presented detached character property enjoying a delightful rural position with beautiful landscaped gardens, wonderful far reaching countryside views with a pretty former linhay, garage and parking. EPC Band F. Council Tax Band E.

- Amazing Rural Views
- Studio/Workshop
- Garage
- Parking
- Landscaped Gardens
- Recently Renovated
- Council Tax Band E
- Freehold

Guide Price £595,000

SITUATION

Old Hall House is situated overlooking a valley a short distance from the Pooletown area of Luxborough. The village of Luxborough comprises the hamlets known as Churchtown, Kingsbridge and Pooletown all nestled in an unspoilt valley within Exmoor National Park. Luxborough has the benefit of a church, the popular village hall and the renowned Royal Oak Inn. The wonderful historic village of Dunster is 4.5 miles north and Roadwater is 4 miles to the east. Roadwater has a local shop, post office, village hall, an inn and is situated approximately 4 miles from Williton, which has a larger range of shops providing for day to day needs.

The County town of Taunton, which is 20 miles away, has extensive retail and commercial facilities, together with access to the M5 and a main line rail station with fast trains to London. There are three independent schools at Taunton as well as the County cricket ground.

The Exmoor National Park offers wonderful opportunities to walk and ride on the open moorland and in the wooded river valleys. Bridleways and footpaths run close to the property and lead to the extensive network across the rest of Exmoor. The coast to the north is within easy reach and provides a wealth of water sports such as sailing and surfing.

DESCRIPTION

Situated in an elevated sunny south facing position this character property enjoys delightful views over the surrounding countryside and is believed to date from the 1700s. It has been tastefully refurbished to provide very comfortable accommodation, whilst retaining a wealth of character and now offers a blend of period features with modern facilities. It is complemented by its beautiful gardens and has the benefit of a studio at the top.



ACCOMMODATION

As illustrated by the floor plan, the front door leads into a welcoming reception hallway with beautiful flagstone flooring a large under stairs cupboard and further store cupboard. The elegant double aspect sitting room has a large window overlooking the valley, a feature fireplace with inset woodburner and slate and tile hearth. A door leads to a rear hall which currently is an ideal place for an office desk and work from home space with a door to the garden and a cloakroom. Steps lead from the hall to the separate dining room with a wealth of period character features including inglenook fireplace inset with a an open fire, an original bread oven, exposed ceiling beams, window seat, quarry tiled floor, a large enclosed cupboard fitted with the boiler and under stairs cupboard. Adjacent is the kitchen with modern Shaker style kitchen units , double sink, solid marble effect work surfaces, exposed timbers in a vaulted roof and a stable door leading out to the garden. A further door from the kitchen leads to the useful utility room fitted with a sink with part exposed ceiling beam, part glazed door to the outside and a traditional style walk-in larder with slate cold shelf.

Upstairs are three smart double bedrooms. The master bedroom has wonderful countryside views and an en suite bathroom with shower/wet room and there is a further good sized family bathroom with shower and free-standing bath both recently refurbished.

OUTSIDE

The property is approached over a shared private driveway to the front door. The gardens lie to the rear and are a particular feature of the property and are beautifully landscaped with stone walls, lawned areas, herbaceous borders, trees, shrubs, a Victorian style greenhouse, pond, chicken run and wonderful views over the valley. The garden features well placed ponds and seating areas to enjoy the wonderful views. Adjoining the rear of the house is a paved patio seating area. A pedestrian pathway leads to a lean-to log store and back onto the drive. At the top of the garden is a glass fronted studio/workshop (the Linhay) from which lovely views are enjoyed. Situated on the opposite side of the lane is a timber Garage/Workshop with double doors, concrete floor and a paved parking area to the front.

VIEWING

Strictly by appointment with the agents.

SERVICES

Mains electricity. Private water and private drainage. Oil fired central heating.

COUNCIL TAX

Council Tax Band E Somerset West & Taunton (West Somerset)

DIRECTIONS

FROM TAUNTON take the Minehead road. At Bishops Lydeard turn left onto the B3224 to Elworthy Cross. Continue straight across the junction at Elworthy Cross and continue on the B3224 to the Raleigh's Cross Inn' and continue west. After about 1 mile take the right hand fork by the Methodist Chapel continuing on the B3224 towards Wheddon Cross. After about 2 miles take the right hand junction to Luxborough and continue down the hill towards the village. Turn left signed Timberscombe and Dunster. Follow this road and Old Hall House will found shortly on the right hand side.





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		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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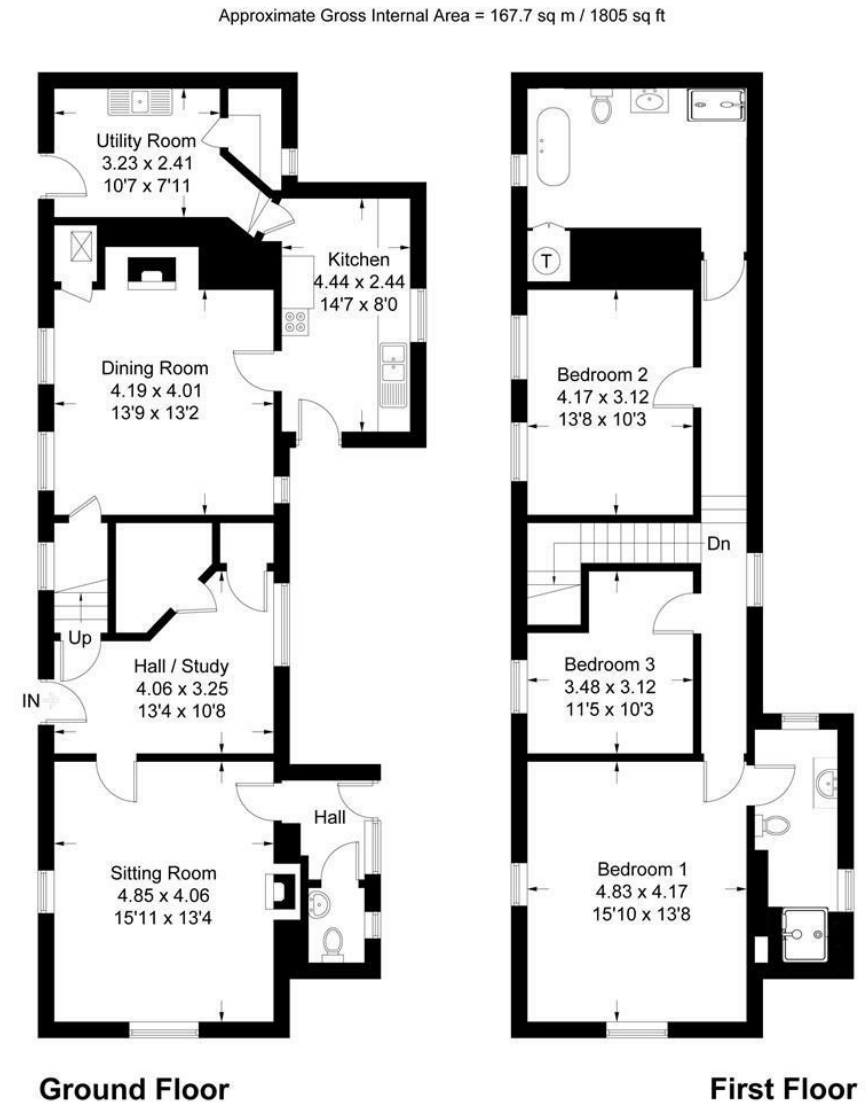


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