



Allens Meadow



Allens Meadow

Wootton Courtenay, Minehead, Somerset, TA24

A detached edge of village equestrian property situated in a wonderful setting with unrivaled moorland views. 3.47 acres in total.

- Land 3.47 Acres
- Amazing Moorland Views
- 4 Bedrooms / 3 Bathrooms
- Council Tax Band F
- Stable Block and Outbuildings
- Wonderful Riding and Walking Nearby
- Freehold

Guide Price £975,000

Situation

Allens Meadow is situated in a wonderful setting with unrivaled moorland views on the edge of the popular village of Wootton Courtenay. The property is ideally located to take advantage of the excellent opportunities to walk and ride on the open slopes of the moor towards Dunkery Beacon.

Wootton Courtenay provides a general store with post office, a church and a well-supported village hall. Dunster, 4 miles away, is a beautiful medieval village set within Exmoor National Park boasting its own Castle and a Medieval Yam Market. The comprehensive amenities of Minehead are also close by, along with the coast and beaches. The County Town of Taunton is approximately 25 miles away and the Cathedral City of Exeter lies approximately 43 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

Allens Meadow is a substantial four bedroom equestrian property with generously proportioned rooms, high ceilings and stunning views across Exmoor. The property provides a Kitchen/Breakfast Room, Conservatory, a large Sitting Room and Family Room, 4 Bedrooms and 3 Bathrooms. The property is complimented by a well stocked vegetable patch, orchard, block of stables, outbuildings and paddocks.



Accommodation

The property is entered via a an enclosed porch with the front door leading through into the hallway where the dining room, kitchen/breakfast room, sitting room and downstairs bathroom all lead directly off. The spacious dining room opens up into the family room which benefits from the most spectacular views across to open moorland. A large uninterrupted window in the family room takes full advantage of the far reaching countryside views. The kitchen/breakfast room opens out into a conservatory allowing the kitchen to be filled with natural light . The kitchen houses a range of wall and base units, integral cooker, oil fired AGA and well positioned island making good use of the countryside and garden views beyond. Still on the ground floor to the front of the property is a large sitting room with fireplace and a large bay window exhibiting the view. On the ground floor is a downstairs shower room with WC.

On the first floor, Bedroom 1 has an en suite shower room and built in wardrobes providing excellent storage. Bedroom two has a lovely bay window, both Bedroom 1 and 2 benefits from the incredible far reaching countryside views. Two further good sized bedrooms can be found across the landing with a family bathroom conveniently positioned between the three rooms.

Outside

Upon turning off a quite lane parking is available for several cars. The property is surrounded by gardens and has several outside patio seating areas from which you can enjoy the stunning vies across Exmoor. The gardens are mainly laid to lawns, with shrubs and flower boarders with the addition of a large well stocked vegetable plot, two greenhouses and orchard containing mature cider apple trees. Below the house is the stable block and yard with access to the paddocks.

Services

Mains electricity and water, private drainage, oil fired central heating. Broadband available. Council Tax Band F (2022/23), EPC D, Freehold.

Viewing

Strictly by appointment with the agents please

Directions

From Minehead take the A39. At the traffic lights at Dunster Steep turn right onto the A396. Pass through Dunster and in Timberscombe turn right to Wootton Courtenay. continue pass the church and village stores on your right and follow the lane round to your right and continue for approx 0.5 miles. Allens Meadow can be found on the left hand side. What Three Words //passively.crabmeat.inquest



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

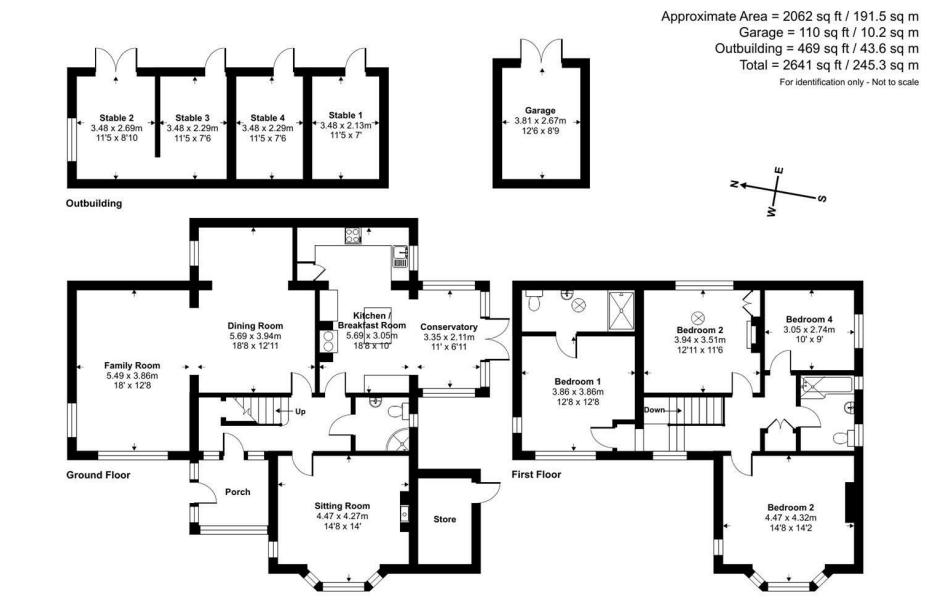


Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

13 Fore Street, Dulverton,
Somerset, TA22 9EX

dulverton@stags.co.uk

01398 323174



 Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2022.
Produced for Stags. REF: 865687



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London