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FINE & COUNTRY
Homes from Webbers

Stagshead Farm
Dulverton | Exmoor
GUIDE £775,000

Stagshead Farm

Dulverton

Somerset

TA22 9JJ

This character Grade II listed country residence is located in the heart of the Exe Valley between Dulverton and Wheddon Cross. Offering versatile accommodation across 3 stories, beautifully maintained gardens, former stone shippin, ample parking, large agricultural barn all set within approx. 6 acres of gardens, grounds and paddocks.

- Beautiful Exe Valley Location within the Exmoor National Park
- Well maintained Grounds with Wonderful Views
- Stone Shippin Barn and Modern Agricultural Building
- Versatile and Spacious Accommodation Across 3 Stories
- 5 Double Bedrooms and 5 Bathroom/Shower Rooms
- C. 6 Acres of Gardens, Grounds and Paddocks
- Grade II Listed
- Generous Gravelled Parking Area
- Large Kitchen/Dining Room with Aga
- Convenient location with good road links





Located within the Exe Valley, north of the Exmoor market town of Dulverton which offers a wide range of independent shops, stores, farmers' market, renowned restaurants and pubs (popular with locals and visitors alike). Local amenities including primary school, doctors, dentist, vets, pharmacy, beauty spa, and sports facilities including a cricket club, tennis and squash courts.

Larger supermarkets and town facilities can be found at Tiverton or Minehead. Access to the M5 and National Rail links are circa 20 miles South East with direct train links to London Paddington taking around 2 hours.

Entrance Lobby- stable door, slate flooring, windows to side elevation, space for boots and coats, access to

Kitchen- slate flooring throughout, modern electric AGA, worksurface, Belfast sink, stable door to side, space for table, plumbing for dishwasher, access through to the

Larder- with fitted wall and base units and large fitted cupboard.

Utility Room- housing the hot water system, fitted worksurface, plumbing for washing machine, sink with drainer and oil fired boiler.

Boot Room- ample storage for boots and coats with door to the outside.

Downstairs cloakroom- with W.C, wash hand basin.

Slate flooring continues through to the inner hallway with stairs leading to the first floor and access through to the

Study- fireplace with inset woodburning stove, window to side elevation with window seat and shutters, T&G boarding, slate flooring. Character features.

A door way leads through to the **Reception Hall** with T&G boarding, slate flooring, feature corner fireplace. Doors provide access to the sitting room and dining room.

Access is provided to the main entrance porch with low level slate benches and door to outside.

Dining Room- Stone fireplace with slate and stone hearth, feature stone pointed beam above, inset woodburning stove. Southerly views to the front elevation with low level shutters.

South Facing Sitting Room- window to front elevation with low level shutters and window seat, inglenook fireplace with inset woodburning stove, feature bread oven, timber beam above, slate and brick hearth.

Bedroom 2- double room with south facing views of the adjoining garden, low level window sill, radiator.

End Bathroom- tiled flooring, large walk in shower, bath, W.C, wash hand basin. Views to the rear elevation.

Bedroom 3- double room with south facing views of the adjoining garden, built in cupboard, radiator.

Principle Bedroom- south facing views of the adjoining garden, ornate feature fireplace, built in wardrobe, radiator. A door leads through to the

En-Suite- with tiled flooring, bath, shower, towel rail, W.C, wash hand basin and window to rear elevation overlooking the garden,

Bathroom- tiled flooring, window to rear elevation, W.C, wash hand basin, towel rail.

Turned stairs lead to the second floor providing access to



Bedroom 4- double room with exposed timber flooring, window to side elevation, access to eaves, character features. **En-suite** bath with shower above, wash hand basin, W.C, tiled flooring, towel rail and Velux window.

Bedroom 5- double room with exposed timber flooring, window to side elevation, Velux, character beams and access to eaves.

En-Suite Bathroom- bath with shower above, W.C. wash hand basin, towel rail.

Outside

Double timber gates as well as pedestrian gate provide access on to the graveled parking area with room for several vehicles. Steps from here lead to the

Cellar

Spacious dry area with vaulted ceilings and a former bread oven.

Outbuildings

There is a good range of modern and traditional outbuildings comprising:

A **9.5m x 14.8m Large Agricultural Building** which is timber framed with boarded elevations. To one corner is a timber shed housing the water treatment system and the rest of the barn is open fronted onto the paddocks. There is also access from the road to the paddock.

The Shippen- Ground floor: 7.3m x4.46m x 3.1m x 4.46m. First floor: 11.2m x 4.46m.

Built of stone construction the shippon on the ground floor is divided into 2 buildings with steps to the main room which expands across the whole first floor.

Gardens Grounds and Paddocks

Set in C.6 acres the gardens and grounds have been beautifully maintained with more formal

gardens on the opposite side of the road with cut paths through the more natural areas.

The paddocks extend to the side and rear of the property and divided into 2 main fields with access between them both.

There are raised beds and paths leading to the top boundary with a summer house and a range of seating areas where the fantastic countryside views overlooking the Exe Valley can be enjoyed from.

Services

Mains Electric, Private Water and Drainage.

Energy Performance Certificate

EPC Rating – E

Council Tax Band

Somerset Council – F

Viewing

Strictly by appointment with the selling agent

Tenure

Freehold

Directions

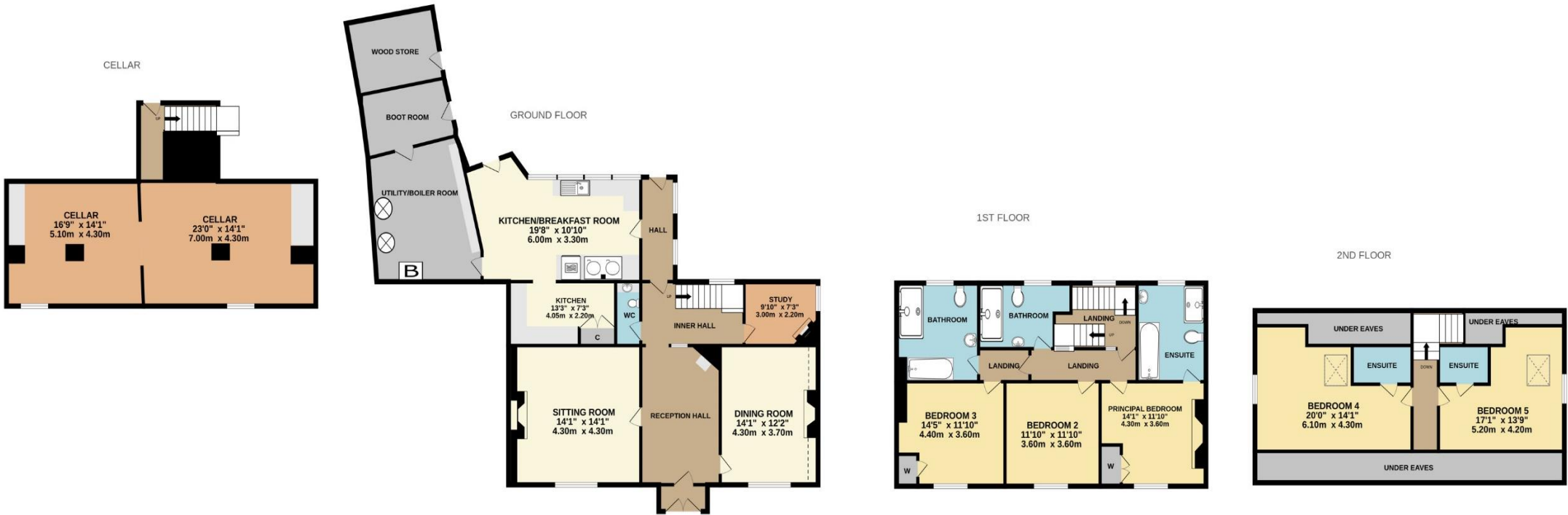
Proceed out of Dulverton from our office along Jury Road and up over Jury Hill and into the Exe Valley. On meeting the A396 turn left signposted Bridgetown. Proceed up the valley for approximately 2 miles and Stags Head will be found on the right hand turn signposted Stags Head Cross.

What3words

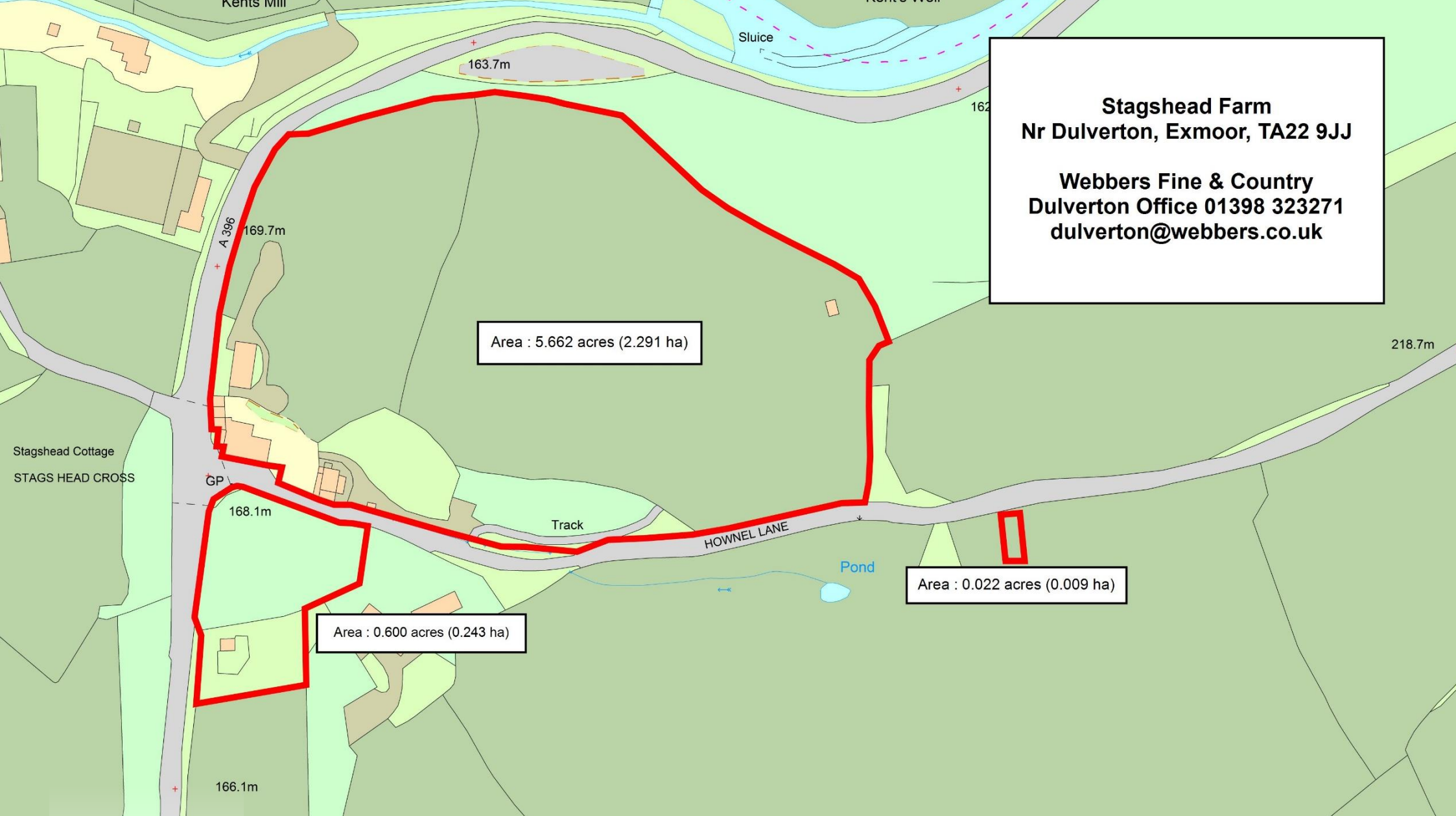
Using What3words Smart Phone App. Type in the following three words: **//opened.merge.both**







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Opening Times
Monday – Friday 9:00am – 5:30pm
Saturday 9:00am – 4:00pm

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