



STAGS

Moorfields Farm



Moorfields Farm

Huntscott, Wootton Courtenay, Minehead,

Porlock 5.5 miles Minehead 7 miles Taunton/M5 30 miles

- Spacious 3 Bedroom House
- Ample Parking
- Stables and Paddocks
- Good Walking and Outriding
- Close to the Coast
- Potential to be Dual Occupancy
- In Total 11.64 Acres

Guide price £650,000

SITUATION

This delightful property occupies a very peaceful and sheltered setting, nestling below Dunkery Hill. The small hamlet of Huntscott is situated on the northern fringes of Exmoor and the surrounding countryside offers endless opportunities for walking and riding from the moor to the rugged coastline. Huntscott is just a short distance from the village of Wootton Courtenay, which is one of the most popular Exmoor villages due to its picturesque location, views of Dunkery Beacon and the traditional elements of the village, including its general stores with post office, church and village hall. The coastal village of Porlock is just 4 miles away and is a delightful village with good local facilities and a thriving community.

Minehead which is 7 miles away, is a well-known coastal resort made popular by the Victorians with beautiful period architecture in many areas of the town. Minehead has a varied range of shops and entertainment facilities, beaches, a hospital, a small picturesque harbour and also offers quality schooling for all age groups.

The county town of Taunton, which is 30 miles away, has extensive retail and commercial facilities, together with access to the M5 and a main line station with fast trains to London and there are three independent schools, a theatre and the Somerset County Cricket Ground.

The University and Cathedral city of Exeter lies approximately 40 miles from the property and boasts a wealth of shopping, recreational and leisure facilities. The city benefits from excellent communication links with access to the M5 motorway and mainline rail services to London. Exeter Airport lies to the east of the city and offers national and international flights.

DESCRIPTION

A spacious attached family home in a wonderful setting nestling below Dunkery Hill. The property has undergone a full refurbishment now providing high quality and well-proportioned contemporary accommodation as illustrated on the floor plan. There is the possibility for dual occupation if required.

The excellent location with the stables, paddocks and access to wonderful riding country make the property ideal for someone with an interest in equestrian pursuits.



A beautifully refurbished attached property in a wonderful setting nestling below Dunkery Hill with equestrian facilities.





ACCOMMODATION

The front door leads into the hallway with tiled floor and stairs to the first floor. The large kitchen/breakfast room is well fitted with a modern range of wall and base units, integrated fridge/freezer and dishwasher, back door, tiled flooring, exposed beams, an oil fired Aga, island work top and space for a large dining table. The utility room is fitted with a sink unit and plumbing for a washing machine, as well as a WC. The sitting room has exposed beams, built in storage cupboards, inglenook fireplace inset with a wood burning stove and window to the front. There are also french doors which lead onto a patio area. The back kitchenette is fitted with a matching range of base and wall units, integral oven and hob with extractor fan and window to the rear. A storage cupboard in the rear porch provides space and electrics for white goods. The back door leads to a fenced pathway.

There are two staircases to the upper floor. The main stairs rise to an inner landing where there is a good-sized airing cupboard. The master bedroom is a good sized triple aspect room with delightful views to the stables, Paddocks, nearby moorland and the hamlet of Huntscott. This room has built-in cupboards and an en suite shower room. The two other bedrooms are suitable for double beds and have a shower room on adjacent. Along the landing is a further modern family bathroom with shower over.

OUTSIDE

Approached over a gravelled driveway which sweeps down and round to the front door of the house, with lawned areas either side. The front garden has gravelled parking for several cars with shrub filled borders interspersed with flowering cherry trees, leading down to a small stream. There is also a small patio area adjacent to the French doors with lovely views over the land and surrounding countryside.

THE LAND AND STABLES

The land forms a very pretty and tranquil valley with a stream running along the side, amounting to 12 acres in total it is full of wildlife, trees and flowers. Divided into three paddocks of approximately 6 acres of mostly level grazing land, with 4 acres of woodland and a former stone quarry area of 0.8 acres. The small stream runs the length of the land providing natural water for stock in 2 of the 3 paddocks. The equestrian facilities include a U-shaped stable block containing 4 stables, 2 large foaling boxes a wash box and a turnout area. Adjacent to the stables is a large 3 bay modern agricultural building with a smaller machinery store beside.

There is a lightly used public footpath directed through the woodland on a permitted path.

LOCAL AUTHORITY

West Somerset District Council, West Somerset House, Killick Way, Williton, Taunton, Somerset, TA4 4QA. Tel: 01643 703407.

TENURE

The property is freehold with vacant possession upon completion.

SERVICES

Mains electricity. Private water and drainage. Broadband available.

VIEWING

Strictly by appointment with the agents please. Stags Dulverton Office 01398 323174 or dulverton@stags.co.uk.

DIRECTIONS

From Minehead take the A39 in the direction of Dunster. At the traffic lights at Dunster Steep turn right on to the A396 and continue through the village of Dunster in the direction of Timberscombe. As you approach Timberscombe take a right turn signposted Wootton Courtenay. Follow this road through the village of Wootton Courtenay and on the far side of the village, turn left signposted Huntscott and Luccombe. Continue through the hamlet of Huntscott and Moorfields Farm will be found on the right hand side just as you are leaving the hamlet.

COUNCIL TAX

Band D (2017/2018)



Approximate Gross Internal Area = 151.5 sq m / 1631 sq ft

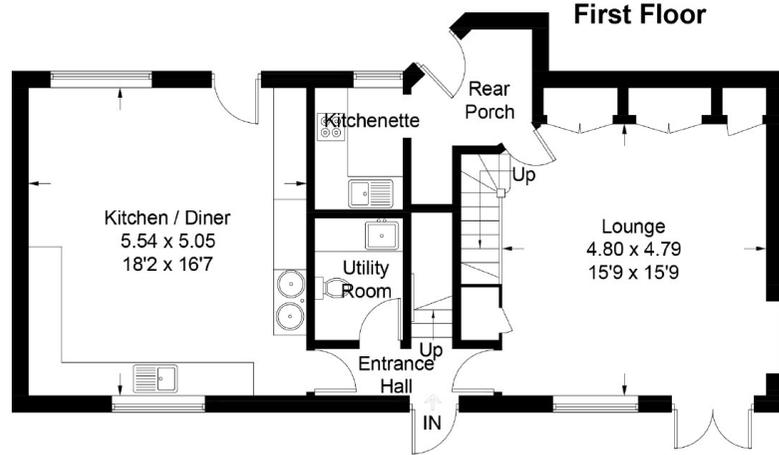
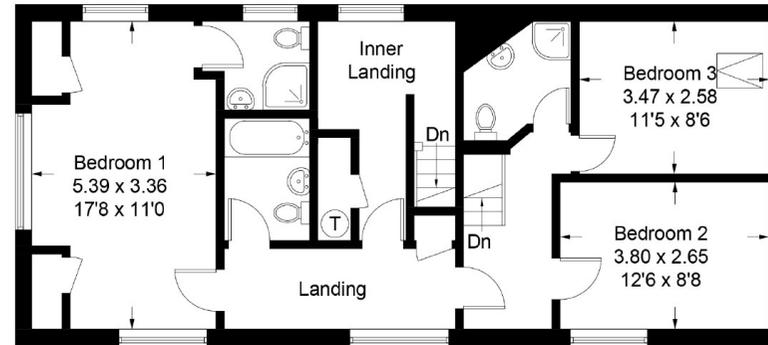


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These particulars are a guide only and should not be relied upon for any purpose.



Stags
 13 Fore Street, Dulverton, Somerset, TA22 9EX
 Tel: 01398 323174
 dulverton@stags.co.uk

