



STAGS

Barle Corner

Barle Corner

Northmoor Road, Dulverton, TA22 9PR

Dulverton Town Tiverton 14 miles Taunton 26 miles

- Edge of Town Location
- A Character 5 Bedroom, 3 Bathroom House
- Sitting Room with Large Inglenook and Wood Burner
- Dining Room with inglenook and Wood Burner
- Kitchen/Breakfast Room with Aga
- Garage and Summerhouse
- Paddock with Field Shelter
- Fishing Rights on the Barle River

Guide price £735,000

SITUATION

Barle Corner is situated on the edge of Dulverton, a delightful small town nestled in the Barle Valley and is well known as The Gateway to Exmoor. Dulverton has a strong community and provides good day to day shopping together with two churches, a post office, chemist, medical, dental and veterinary surgeries, restaurants and a well-supported town hall. There is also a good school and recreational facilities including squash courts, all-weather tennis courts, football and cricket pitches.

Tiverton, 14 miles distant, offers further shopping and entertainment facilities and the well-known Blundell's School together with easy access to the M5 and mainline railway station at Tiverton Parkway. The county town of Taunton is 26 miles away and the University and Cathedral City of Exeter lies 38 miles south of the property and boasts a wealth of shopping, recreational and leisure facilities. Exeter Airport lies to the east of the city and offers national and international flights.

Situated within the Exmoor National Park, Barle Corner is ideally located to take advantage of the walking and riding on the wonderful heather and gorse clad slopes and the beautiful river valleys. The North Devon coastline has an excellent range of beaches from which to enjoy numerous water sports, whilst sailing and fishing on Wimbleball Lake is within a short distance.

DESCRIPTION



A spacious detached residence full of character and charm on the edge of Dulverton with a large garden, fishing and a paddock.





Barle Corner is a substantial character property originally built in 1910 as stables and a coach house. It was later converted to provide traditional, well-appointed accommodation, with particularly good reception space. The property is in immaculate order throughout and enjoys delightful views over its own garden and paddock to the River Barle and the wooded valley. The house is complemented by its own gardens, including a pleasant terrace with summerhouse overlooking the river, a kitchen garden, a rear courtyard with outbuildings, parking and a garage.

ACCOMMODATION

The principle reception rooms and the bedrooms face south west with glorious views over the garden towards the River Barle. The large sitting room is dual aspect with a magnificent inglenook with a wood burner, oak flooring and beamed ceiling. The dining room also has an inglenook fireplace with a wood burner and oak flooring. The kitchen/breakfast room is spacious with an Aga and fitted wall and base units, adjacent is a utility room and a cloakroom. There are 3 large bedrooms on the first floor with three bathrooms and a further 2 bedrooms on the second floor.

OUTSIDE

The driveway leads to a parking area giving access to the garage. To the front and side there are beautiful gardens with numerous trees and shrubs, a large vegetable garden with a greenhouse, a riverside summerhouse and patio. To the rear is an enclosed sheltered courtyard with an open fronted barn, workshop, outside WC and a store.

The property has the benefit of a level 1.75 acre paddock with a field shelter.

SERVICES

Mains electricity, private water and drainage. Oil fired central heating. Broadband available.

VIEWINGS

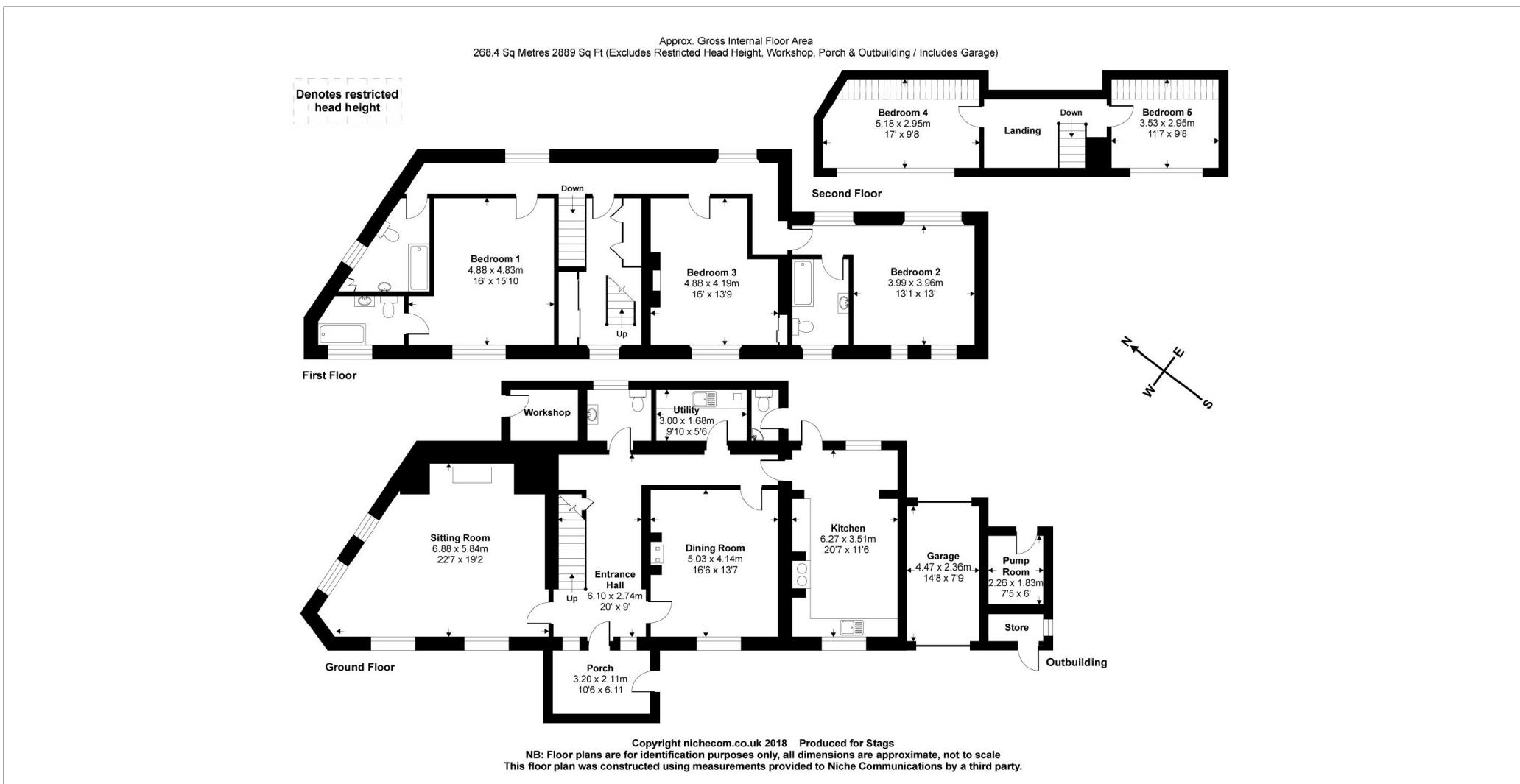
Strictly by appointment with the agents please. Stags Dulverton Office 01398 323174 or dulverton@stags.co.uk.

DIRECTIONS

On entering Dulverton on the B3222 continue over the bridge and proceed out of town along Lady Street and onto Northmoor Road, passing the Bakery on your right hand side. Barle Corner is the last house on the left hand side.

COUNCIL TAX

Band G (2018/2019)



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



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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(35-54)	E	
(21-34)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC