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2 Woodland View

Station Road, Brushford, Dulverton, TA22 9AD

A detached family house adjacent to fields and occupying an accessible location close to Dulverton and Exmoor

Brushford Village Dulverton 2 miles Tiverton 12 miles M5 Junction 27 18 miles

- Delightful 3 Bedroom Detached House • Village Location Adjacent to Open Countryside • Lovely Rural Views • Large Kitchen/Breakfast Room • Garden
- Ample Parking and Garage • No Onward Chain •

Guide price £285,000

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SITUATION

This delightful property occupies a semi-rural position in the popular village of Brushford which is in the Barle Valley on the southern edge of Exmoor National Park. Brushford has a well utilised village hall and the popular Church of St Nicholas.

Dulverton, just two miles away, is a delightful small town in the National Park and is well known as The Gateway to Exmoor. Dulverton provides good shopping facilities together with a post office, chemist, health centre, dental and veterinary surgeries, library, primary school and a well-supported town hall. There are also good recreational facilities including squash courts, all weather tennis courts, football and cricket pitches.

Tiverton is a larger town 12 miles to the south, with more comprehensive retail and recreational opportunities as well as excellent public schooling and access to the M5 at

Junction 27. The beautiful cathedral city of Exeter is approximately 30 miles distant and has the advantage of the international airport. Tiverton Parkway rail station is adjacent to J27 and is on the South West main line to London Paddington.

The property is well located for walking and riding and is just a short drive from the wonderful hills and valleys of Exmoor. Wimbleball Lake is nearby offering lovely lakeside walks, sailing and other water sports.

DESCRIPTION

Traditionally built by a well-known local builder the house is set back from the road and enjoys pleasant views over the pretty garden to open farmland beyond. The house extends to three bedrooms, has lovely front and back gardens and benefits from ample parking for several cars with a garage.

ACCOMMODATION

Entering through the enclosed porch into a hallway with a cloakroom and staircase to the



upper floor. The large kitchen/breakfast room provides good worktop space, ample storage with base and wall units allowing space for a table and dresser. Adjacent is the large open plan dining area and sitting room with its feature fireplace and glazed double doors to the conservatory. The conservatory is a very pleasant room from which to sit and enjoy the rural south-facing views and has access to the garage and garden.

The staircase rises to the first floor landing with doors to the bedrooms, storage cupboard and the central family bathroom. The main double bedroom has delightful south-facing rural views and an en suite shower room. There is a second double bedroom and a single room.

OUTSIDE

The house is set well back from the road with a large gravelled area to the front and a good sized integral single garage, which offers substantial amounts of parking for a number of vehicles. Also to the front are flower borders planted with shrubs and trees and a path to

the side giving access to the rear garden. The pretty, enclosed rear garden faces south and is mainly laid to lawn with a paved seating area, a pond, flower borders and a garden tool shed.

SERVICES

Mains electricity, water and drainage.
Broadband available.

VIEWING

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

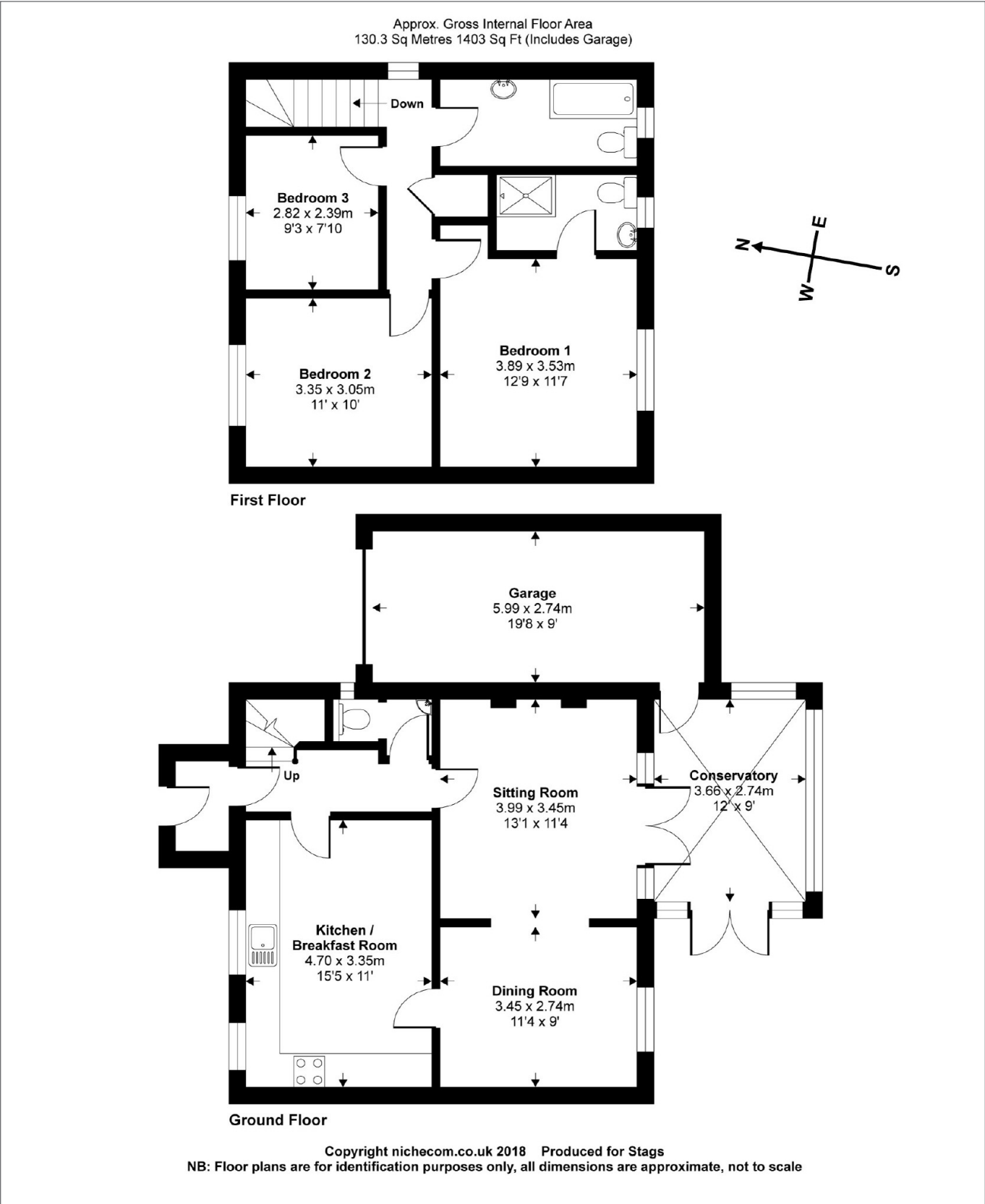
DIRECTIONS

From Dulverton take the B3223 south and after about 1.5 miles you will reach Brushford. Take the first right just before the garage and continue along this road and shortly after passing the Village Hall, the property will be found on the left hand side.

COUNCIL TAX

Band E (2018/2019)





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	