



The Copse







The Copse

Exford, Minehead, , TA24 7PR

Exford Village. Dulverton 10 miles. South Molton 13 miles.

An immaculately presented, link detached four bedroom home in the sought after village of Exford, with stunning countryside views, two stables and a large garden with an additional turn out paddock. EPC: E.

- Immaculately presented
- Four bedrooms
- Ample parking
- Exmoor village location
- Large garden with turn out paddock
- Stunning countryside views
- Two stables and tack room
- Kitchen/diner
- EPC: E. Council Tax: D.
- Freehold

Guide Price £600,000

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SITUATION

The Copse is perfectly situated in an elevated position in the village of Exford, in the very heart of Exmoor National Park, surrounded by some of the finest moorland countryside. Exford, which is a short walk away is a thriving village with two hotels, tearoom, a well stocked shop, church, village hall and primary school. Minehead (13.5 miles) offers an excellent range of day to day amenities including schooling up to secondary level and South Molton (13 miles) offers similar amenities, schooling and a livestock market and pannier market.

DESCRIPTION

A beautifully finished, substantial, four bedroom home situated in the sought after Exmoor village of Exford, the property is set in a lovely position with stunning countryside views. Complimenting the property is a turn out paddock which could also be used as an extended garden, large garden with a patio, two stables and additional outdoor storage. The home offers great versatility, lending itself perfectly to use as a spacious permanent residence or second home.

ACCOMMODATION

Entering through the front door into the hallway, leads you through to the spacious kitchen/ diner which is well equipped with wall and base units, a pantry, integrated fridge/ freezer, oven and grill, hob and dishwasher. There is also space for a dining table along with the fitted breakfast bar. The kitchen also provides access to the patio. The living room is a light room with a sliding door onto the patio and features a fire place with a wood burner. The master bedroom is also downstairs which is a large sized double room with a vaulted ceiling and an en suite shower room.

Upstairs are three further bedrooms. Bedroom 2 is a generous double with built-in wardrobes, Bedroom 3 is another spacious double, and Bedroom 4 is currently used as a home office but could also serve as a bedroom, all enjoying stunning views of the adjoining countryside. Upstairs is completed by the family bathroom with a walk in shower, basin with storage and WC.





OUTSIDE

The property is set back off the road and entered by a private driveway which offers ample parking, also at the front of the property is a lawned area, two stables and two further outdoor stores, one is used for storage at present and the other is used as a utility room with plumbing for a washing machine, space for a tumble dryer and a sink, The garden at the rear of the property with a large patio area, ideal for entertaining and a level lawn and beyond that is a further area currently used as a turnout paddock.

SERVICES

Mains electricity, water and drainage. Oil-fired central heating. Mobile data services available. Standard and Ultrafast broadband available with fibre to the property. OFCOM 2026.

Local authority: Somerset Council.

AGENTS NOTE

The garage attached to the stables is not owned by The Copse, it is owned by the attached property. There is no right of way for the attached property to access their garage over The Copse's property.

VIEWING

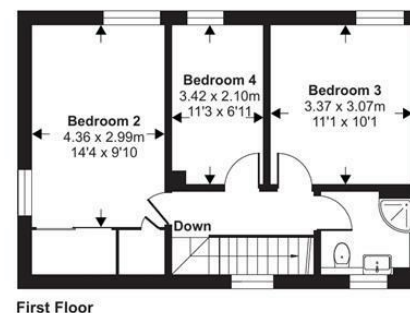
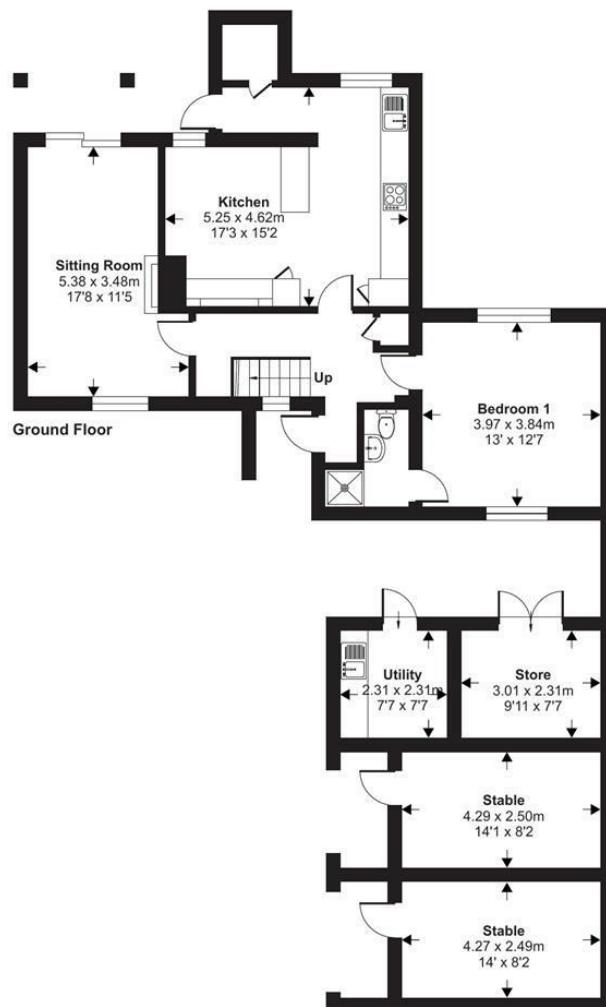
Strictly by appointment with the agents please.

DIRECTIONS

From Dulverton take the A3223 road signposted to Exford, continuing across Winsford Hill, and then turn right at Chibbet Post junction. Drop down into Exford and turn right over the bridge in front of the White Horse Hotel. Continue through the village passing The Crown Hotel and up the hill. The Copse will be found shortly on the left hand side.

WHAT3WORDS

///barks.beauty.examine



Approximate Area = 1248 sq ft / 115.9 sq m
Outbuilding = 362 sq ft / 33.6 sq m
Total = 1610 sq ft / 149.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1497499



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC



