



Ivy Cottage







Ivy Cottage 51 Northmoor Road

Dulverton, Somerset, TA22 9PW

Dulverton Town. Tiverton 14 miles. Taunton 25 miles.

A beautiful, attached Georgian cottage with four bedrooms, garden and parking on the outskirts of Dulverton. EPC: D.

- Beautiful character cottage
- Four bedrooms
- Immaculately presented
- Pretty gardens
- Freehold
- Ample parking
- Views over the Barle
- Walk-able to town centre
- Kitchen/breakfast room
- EPC: D. Council Tax: E.

Guide Price £575,000

Stags Dulverton

13 Fore Street, Dulverton, Somerset, TA22 9EX

01398 323174 | dulverton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

Ivy Cottage is on the edge of Dulverton, conveniently located for the shops and amenities in this delightful small town well known as The Gateway to Exmoor. Nestled in the Barle Valley, Dulverton has a strong community and provides good day to day shopping together with a first and junior school, two churches, a post office, chemist, medical, dental and veterinary surgeries and a well-supported town hall. There are also good restaurants, inns and recreational facilities including squash courts, all-weather tennis courts, football and cricket pitches. Tiverton, 14 miles to the south, offers further shopping and entertainment facilities and the well-known Blundells School together with easy access to the M5 and mainline railway station at Tiverton Parkway.

Situated within the Exmoor National Park, the property is ideally located to take advantage of the walking and riding. Also the North Devon coastline has an excellent range of beaches from which to enjoy numerous water sports, whilst Wimbleball Lake is within a short distance.

DESCRIPTION

Ivy Cottage is a beautiful stone built, attached cottage built in 1740. The Georgian home is conveniently located on the outskirts of Dulverton with a short walk into the town centre. The property offers well appointed accommodation, all filled with character. Ivy Cottage benefits from off-road parking, pretty gardens and outbuildings.

ACCOMMODATION

Entering through the front door, you are met with a bright conservatory with room for seating and a pretty view of the front garden. The entry hall offers access into the living room and dining room. The living room has a feature inglenook fireplace with a wood burner with alcoves either side with shelving and cupboards. The dining room has a stone inglenook fireplace completed with a wood burner and a sash window facing the river. From the dining room there is a good sized study with a character fireplace fitted with an electric fire. Off the study is the kitchen/breakfast room, which is a beautifully finished space, flooded with light. It has been fitted with wall and base units, an Aga and integrated appliances. There is a seating area in the kitchen with a glazed roof and space for a large table. The kitchen has slate flooring throughout. There is a hallway off the kitchen with a downstairs WC and utility room and access to the side patio and outbuildings.

Upstairs is the principle bedroom is a unique double room with a conservatory on the east of the room providing external access and potential for separate accommodation. Bedroom 2 is a generous double room with built in wardrobes and views over the river. Bedroom 3, another double room, also has built in cabinetry. Bedroom 4 is a single room but would also work well as an office/study. The family bathroom has a stand alone bath, wash basin and toilet, there is also a shower room with a walk in shower, basin and toilet.





OUTSIDE

You are welcomed into Ivy Cottage by iron gates which lead you onto the graveled driveway which has space for two cars. There is small, private garden at the front of the property and terraced garden to the rear. There is a paved patio to the side of the property which provides a generous area for seating and entertaining. On the opposite side of the road there is a further graveled area which offers space for two cars and a riverside garden with a seating area. Ivy Cottage owns the single bank fishing rights in the River Barle. The current owner has converted historic stables into a practical utility room with ample space for additional appliances and storage and a spacious workshop, all with electricity. There is also a functioning outdoor WC.

SERVICES

Mains electricity and water. Oil-fired central heating. Private drainage via septic tank. Type and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection. Mobile data services available. Standard and Superfast broadband available. (Ofcom 2026).

Local authority: Somerset Council.

VIEWINGS

Strictly by appointment with the agent please.

DIRECTIONS

On entering Dulverton on the B3222 from the south, continue over the river bridge and take the left hand fork by the chemist. Turn left into Lady Street and continue along into Northmoor Road and Ivy Cottage will be found on the right hand side on the outskirts of the town.

WHAT3WORDS

///innocence.zebra.skipped



For identification only - Not to scale



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
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		55	70
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2012/91/EC	



