

STAGS

Larkbarrow

Larkbarrow High Street

, Dulverton, TA22 9HB

Town Centre. Tiverton 14 Miles. Taunton 26 miles.

A two bedroom apartment on the ground floor converted from a former mill in the centre of Dulverton, tucked away in a quiet spot with parking and pretty communal gardens. EPC: F.

- Sitting Room
- 2 bedrooms
- Beautiful communal gardnes
- Short level walk to the town
- Kitchen
- Private parking
- Leasehold
- Council Tax Band B

Guide Price £190,000

SITUATION

The property is located in the heart of the popular town of Dulverton within Exmoor National Park. Dulverton nestles in the Barle River valley enjoying many riverside walks and is known as The Gateway to Exmoor. The town has a strong community and provides good day-to-day shopping together with two churches, post office, primary school, chemist, medical, dental and veterinary surgeries and a well-supported town hall. In addition, there are good restaurants and recreational facilities including squash courts, all-weather tennis courts, football and cricket pitches. The property is in a Conservation Area.

Tiverton, 13 miles, offers further retail, recreational, entertainment and educational facilities. The well-known Blundells School sits within Tiverton, whilst there is also easy access to the M5 (J27) and Tiverton Parkway mainline railway station. The county town of Taunton is 24 miles away, whilst the university and cathedral city of Exeter (29 miles south) boasts a wealth of shopping, recreational and leisure facilities. Exeter Airport lies to the east of the city, offering national and international flights.







Situated within the Exmoor National Park, the property is ideally located to take advantage of the walking and riding on the wonderful heather and gorse clad moorland slopes and the beautiful river valleys. The North Devon coastline has an excellent range of beaches from which to enjoy numerous water sports, whilst Wimbleball Lake is just 6 miles away.

DESCRIPTION

Larkbarrow is a light and spacious apartment situated on the ground floor of Town Mills, a former mill which dates back to c1700 and which was converted in the mid 1980s. The leasehold apartment is one of seven, all of which benefit from the lovely secluded walled garden and designated parking.

ACCOMMODATION

From the communal reception area, the front leads into a hallway. The sitting room is double aspect and a door leads into the kitchen, which is fitted with a range of wall and base units.
They are two double bedrooms and a shower room. Larkbarrow has the use of the communal laundry room on the ground floor.

OUTSIDE

Larkbarrow has the use of the communal gardens which lie to the rear of Town Mills with a central cobbled courtyard area and well established private walled garden surrounded by shrubs and flower borders. A pathway leads to the bridge over the leat stream to the designated private parking area.

SERVICES

Mains electricity, water and drainage. Electric heating. Data services available, Standard and Superfast broadband available. (OFCOM 2026).

Council: Somerset Council

VIEWING

Strictly by appointment with the agent.

AGENTS NOTE

Ground rent charge: £10 per annum. Service charge £1677 per annum.

DIRECTIONS

From our office in Dulverton proceed down Fore Street and just after the library turn right into a pathway which leads in the car park. Walk through the car park keeping left, cross the footbridge and you will arrive at the parking area for Town Mills. Cross another footbridge and follow the path which leads to the main door into Town Mills.

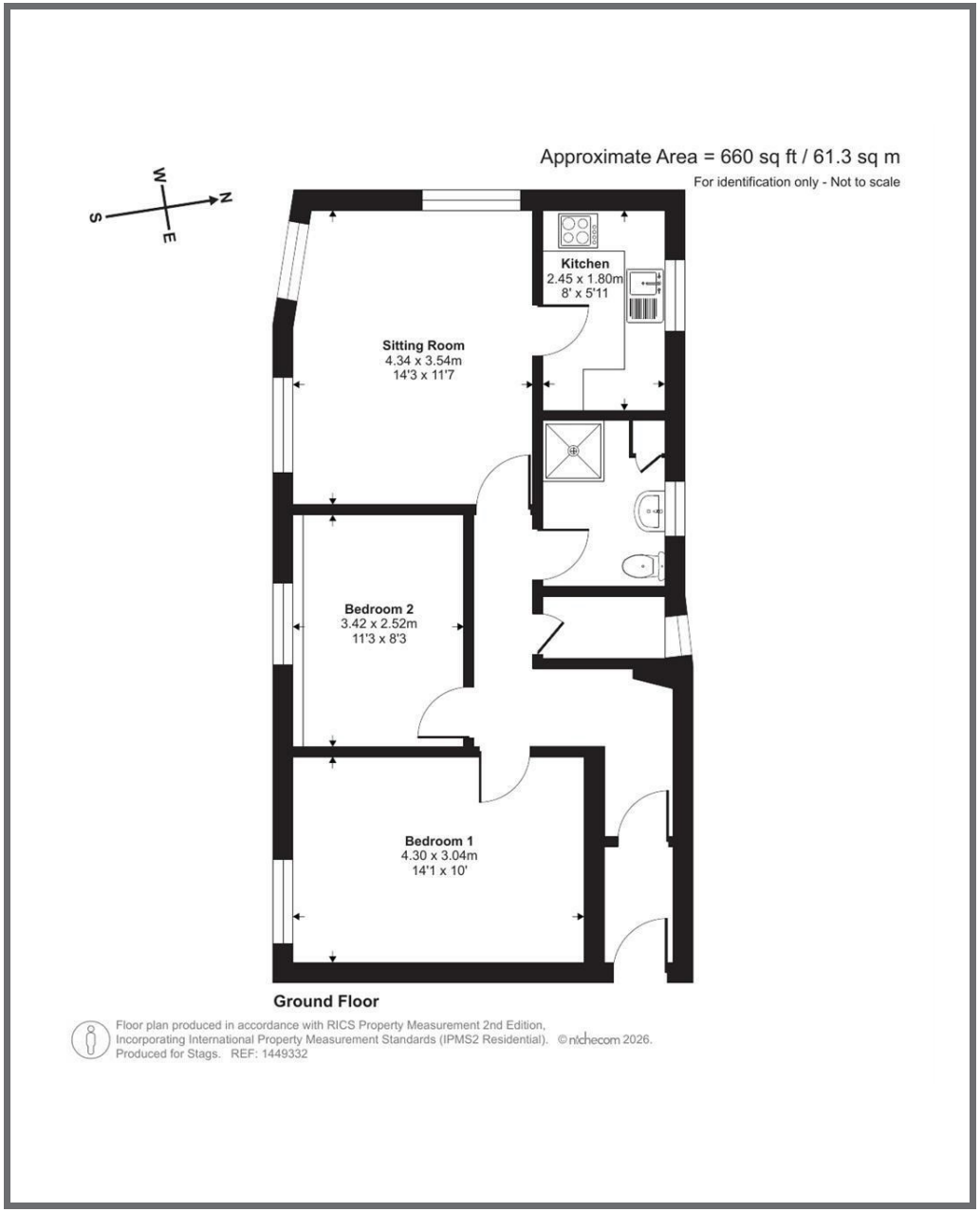




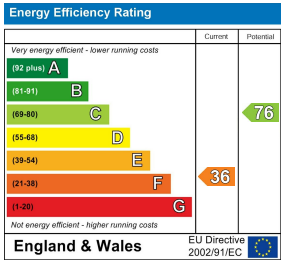


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.





STAGS



13 Fore Street, Dulverton,
Somerset, TA22 9EX

dulverton@stags.co.uk

01398 323174