WOOTTON COURTENAY

gth

SOMERSET









Rose Cottage,

Wootton Courtenay, Somerset,

TA24 8RD

Minehead 4.7 miles; Porlock 12.9 miles; Taunton 24.7 miles

3 | 3 | 1 | 189sq m

A beautifully restored three-bedroom detached character cottage, offering spacious and charming accommodation with breathtaking views across Exmoor National Park, set within the idyllic village of Wootton Courtenay.

Freehold

Guide Price £695,000

DESCRIPTION

Set against a breathtaking rural backdrop, the cottage enjoys uninterrupted views across Exmoor National Park and the surrounding countryside. Generously proportioned rooms, original exposed beams, stone fireplaces and a wealth of character features create an idyllic and wonderfully welcoming home.

A stable door opens into the entrance hall, with doors leading to the principal ground-floor rooms, a useful WC and storage room, together with access to the rear garden.

The beautifully appointed country-style kitchen/dining room enjoys a lovely front aspect and is fitted with a range of bespoke-style green-grey wall and base units, complemented by solid oak worktops, a central island and classic subway-tiled splashbacks. Integrated appliances include an under-counter fridge, 1½-bowl ceramic sink with brass mixer tap and extending hose, Siemens induction hob with extractor over, and SMEG oven and microwave. There is ample space for a large dining table, making this a wonderful room for relaxed family meals and entertaining.

A particularly charming feature is the impressive inglenook fireplace, which houses a wood-burning stove alongside the original baker's oven, a delightful reminder of the property's heritage and one of many features that give this home its unique character.

An opening leads through to the separate utility room, fitted with matching units and providing space and plumbing for an American-style fridge/freezer, space and plumbing for a dishwasher and washing machine, together with a separate vented tumble dryer.

The cosy and inviting living room enjoys a front aspect and is centred around an impressive stone-built fireplace with inset wood-burning stove. Exposed beams add further warmth and character, while three separate doorways provide access to the study, music room and staircase rising to the first-floor landing.

Upstairs, the spacious landing leads to three substantial double bedrooms, each enjoying glorious, far-reaching views across the surrounding countryside.

The beautifully presented four-piece family bathroom enjoys a rear aspect completes the internal accommodation.

OUTSIDE

Set within approximately ⅓ of an acre, the property is approached via a private driveway providing generous parking for several vehicles, together with a detached garage offering power and light, a workbench and useful storage.

The fully enclosed gardens are a particular delight, predominantly laid to lawn and beautifully framed by mature trees, established shrubs and well-stocked borders. A number of thoughtfully positioned seating areas provide the perfect spots to sit, relax and take in the peaceful surroundings, while a paved patio creates an idyllic setting for al fresco dining and entertaining. Two timber garden sheds provide additional useful storage.

Across the lane, a separate enclosed garden is predominantly laid to lawn enjoying the most beautiful, uninterrupted views across the surrounding countryside and Exmoor beyond.

DIRECTIONS

From our office, proceed out of Minehead towards Porlock. On reaching the A39 turn right and continue along this road for about ½ mile taking the first turning on the left signposted Wootton Courtenay. On reaching the centre of the village (historic church and village store) continue for a short distance further and the property will be found on the left-hand side with a flagpole in the front garden.







SITUATION

Wootton Courtenay is a highly sought-after Exmoor village, nestled within the beautiful landscape of the Exmoor National Park. Renowned for its picturesque character, the village offers a thriving community with amenities including a village post office, historic parish church, village hall, and the unique Skye Bar, a popular speakeasy-style venue that adds to the village's charm and character. Surrounded by stunning countryside and far-reaching moorland walks, the village enjoys a peaceful rural setting whilst being conveniently located approximately four miles from the coastal town of Minehead, providing access to a wider range of amenities, schools, and transport links.

AGENTS NOTES

In accordance with the Estate Agents Act 1979 it is hereby declared that a member of staff of the selling agents is personally associated with the vendor of this property.

SERVICES & OUTGOINGS

Mains electric, water and drainage are connected to the property. Oil fired central heating.

Council Tax: West Somerset Council —Band E

ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is available—highest available download speed 1600 Mbps, highest available upload speed 115 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).







VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt

8 The Parade, Minehead, Somerset, TA24 5UF

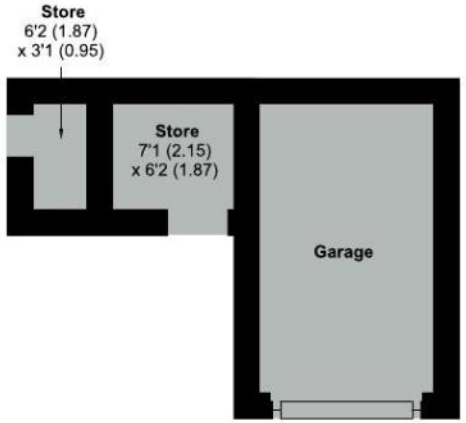
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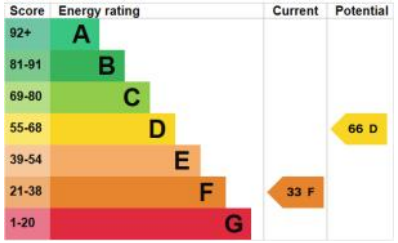
ROSE COTTAGE

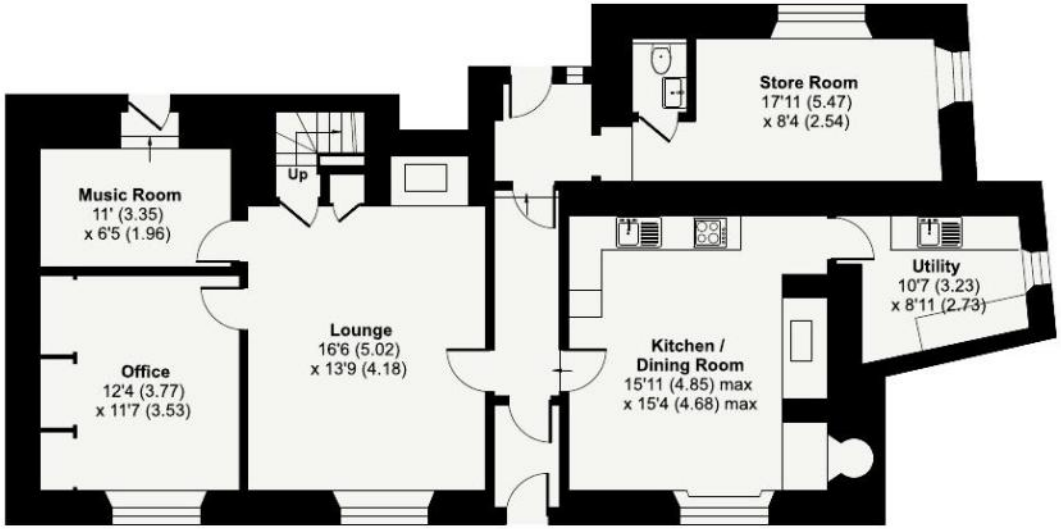
Approximate Area = 2045 sq ft / 189.9 sq m (excludes garage)
Outbuildings = 62 sq ft / 5.7 sq m
Total = 2107 sq ft / 195.6 sq m
For identification only - Not to scale



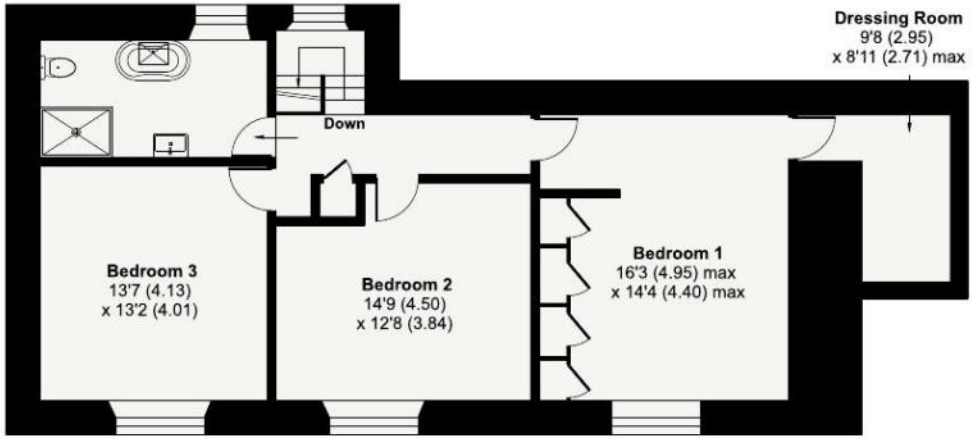
GARAGE / OUTBUILDING 1 / 2







GROUND FLOOR



FIRST FLOOR

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.









