

gth



BROOK HOUSE

Huntscott - Wootton Courtenay - Somerset



BROOK HOUSE

Huntscott, Wootton Courtenay, TA24 8RR

Dunster 4.8 miles; Porlock 4.3 miles; & Taunton 28.7 miles



A beautifully presented four-bedroom detached country residence, set within just over an acre of landscaped gardens and grounds, enjoying a peaceful rural setting at the foot of Dunkery Beacon within the heart of Exmoor National Park.

Freehold Guide Price £760,000



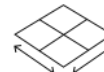
2



4



2



177 sq. m

Viewing strictly by appointment with the agents

Greenslade Taylor Hunt 8 The Parade, Minehead, Somerset, TA24 5UF

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INTRODUCTION

'Brook House' is an outstanding contemporary home, significantly enhanced and improved at the hands of the current owners. Situated in the peaceful and sheltered rural hamlet of Huntscott within Exmoor National Park, neighbouring open farmland and affording panoramic rural views, and is ideally located to take full advantage of the superb surrounding walking and riding country. The property is set within beautifully landscaped mature gardens and grounds extending to in excess of 1 acre with a substantial driveway and detached double garage.

DESCRIPTION

Extending to over 2220sq ft, the spacious and versatile accommodation is arranged over two floors and briefly comprises:

A partially glazed entrance door opens into a generous reception hall, providing access to all principal ground floor rooms and cloakroom/WC.

The substantial sitting room benefits from a triple aspect which floods the room with natural light whilst framing delightful views across the surrounding gardens and countryside. A feature fireplace with inset wood-burning stove creates an attractive focal point, whilst bi-folding doors open directly onto the patio, seamlessly connecting the indoor and outdoor living spaces.

The substantial dining room enjoys a dual aspect with doors opening onto the garden, creating an ideal space for both formal entertaining and family dining.

An opening leads through to the well-appointed kitchen, fitted with an extensive range of contemporary units with worktops over and a selection of integrated appliances including a 1½ bowl stainless steel sink and drainer, fridge, freezer, dishwasher, eye level electric oven and a separate Sandford range cooker.



Adjoining the kitchen is a practical utility room with additional storage units, worktops, space and plumbing for a washing machine and separate tumble dryer. A door leads out to a sheltered porch area providing access to the garage, pantry and rear garden.

Stairs rise to a spacious first-floor landing with access to all bedrooms, the airing cupboard and family bathroom.

The principal bedroom is a particularly generous room enjoying a dual aspect with stunning views towards Dunkery Beacon. The room benefits from extensive fitted storage and a stylish en-suite shower room.



Bedroom two is a further comfortable double room with a delightful dual aspect overlooking the rear garden.

Bedroom three is also a double bedroom with fitted storage and views over the rear garden.

Bedroom four is currently utilised as a study and enjoys a side aspect, offering flexibility for home working or guest accommodation.

Completing the accommodation is the beautifully appointed four-piece family bathroom, comprising a walk-in shower, freestanding bath, wash basin and low-level WC, together with a glazed window to the rear elevation.

OUTSIDE

Brook House is approached via a private enclosed gravel driveway, providing extensive parking and access to the detached double garage and surrounding gardens.

The beautifully maintained grounds wrap around the property and are predominantly laid to level lawn with mature planting and well-established borders. A generous patio terrace provides an ideal setting for al fresco dining and outdoor entertaining whilst enjoying the peaceful surroundings.

Running alongside the garden is a gentle stream with a bridge crossing over to the paddock and small stable/workshop area. The paddock extends to approximately 1acre, and from its upper section enjoys breathtaking views towards Dunkery Beacon and the surrounding Exmoor countryside.

The detached double garage is accessed via an electric roller door and benefits from fitted units with worktops, creating a useful workshop space. The garage also houses the oil-fired boiler and offers excellent storage within the apex roof space. A pedestrian door leads directly into the sheltered rear porch, providing convenient access to the kitchen, pantry and rear garden.

SERVICES & OUTGOINGS

Mains electric, private water supply and drainage via domestic sewage treatment plant are connected to the property.

Council Tax: *Somerset Council—Band F.*

DIRECTIONS

What3words:///fruitcake.inflates.curiosity.

From our GTH Office continue onto Park Street and take the next left onto Parkhouse road. Turn right onto Periton Road and continue on the A39 for 2.1 miles. Taking the next left and carry on to the next junction taking another left following the road around to Holt ball Steep take the last left and the property can be found on the Right hand side.

SITUATION

Huntscott is a peaceful hamlet nestled within the parish of Wootton Courtenay on the edge of Exmoor National Park, surrounded by rolling countryside and beautiful moorland scenery. Enjoying a tucked-away rural setting, Huntscott offers a wonderful sense of tranquillity while remaining conveniently placed for the nearby coastal town of Minehead and the historic village of Dunster. The area is ideal for those seeking country living, with an abundance of walking, riding and cycling routes on the doorstep, including access to Exmoor's open moorland, wooded valleys and dramatic coastline. Wootton Courtenay itself is a charming Exmoor village with a strong community feel, historic character and easy access to local amenities, making Huntscott a particularly appealing setting for those looking to enjoy the best of countryside and coast.

ADDITIONAL INFORMATION

Broadband: Standard broadband is available—highest available download speed 16 Mbps, highest available upload speed 1 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 VERY LOW RISK from Surface Water flooding. Although this property has never flooded from surface or river water.

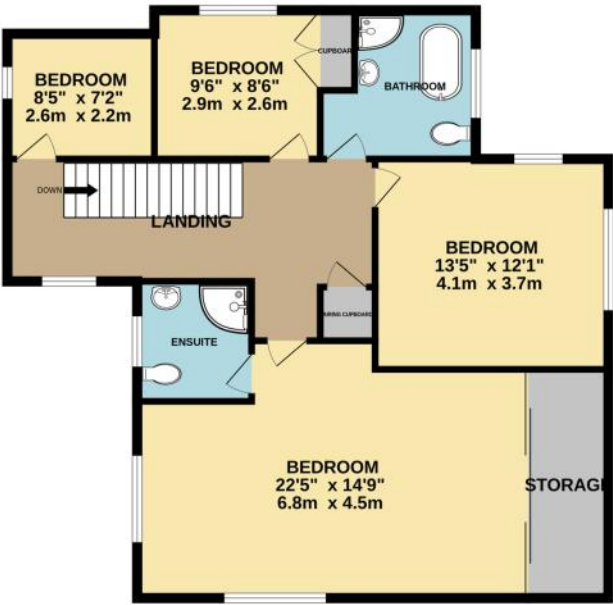




GROUND FLOOR
1269 sq.ft. (117.9 sq.m.) approx.



1ST FLOOR
951 sq.ft. (88.4 sq.m.) approx.



TOTAL FLOOR AREA : 2220 sq.ft. (206.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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.

