



Exmoor

NANCEKIVELL&CO





# Wey House, Withypool, Exmoor, Somerset, TA24 7QP

GUIDE PRICE £950,000

**A DELIGHTFUL 5 BEDROOM COUNTRY RESIDENCE SET IN THE IDYLIC VILLAGE OF WITHYPOOL IN THE HEART OF THE EXMOOR NATIONAL PARK. THE PROPERTY BENEFITS FROM 4.8 ACRES OF PERMANENT PASTURELAND, STABLING AND WONDERFUL VIEWS OVER WITHYPOOL COMMON**

- Detached Country House
- 5 Bedrooms
- Stabling
- 4.8 Acres of Pastureland
- South Facing
- Views over Withypool Common
- Village Location
- Exmoor National Park





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#### **VIEWING**

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Peter Nancekivell on 07970 288996. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

#### **SITUATION**

The property lies within the centre of Withypool an idyllic village set in the heart of Exmoor National Park. Within the village is a shop which caters for everyday needs, a post office, the famous Royal Oak Inn and St Andrews church. Withypool is located in the Barle Valley, the River Barle flows through the village. The area is popular with those who walk the Two Moors and it is also the heart of the hunting and shooting community. Dulverton is approximately 8 miles distant and the market town of South Molton 10 miles. The market town of South Molton provides a larger range of shopping facilities and every day amenities. The town gives direct access to the North Devon Link Road, the A361, which joins the M5 at J27 to the south and Barnstaple to the north. Tiverton Parkway railway station lies adjacent to J27 and provides an inter-city link to London Paddington. Withypool is well placed for the following schools, Exford First School, Dulverton Middle School and West Buckland School.

#### **DESCRIPTION**

Originally Wey House was a farmer workers cottage and thought to be one of the first to be built in Withypool for this purpose. It has a delightful south-westerly aspect, is of stone construction under a slate roof with a cream washed render and has been extended over the years. The property is within walking distance of the popular Royal Oak Inn and village stores with access from its own private driveway. Wey House overlooks Withypool and Withypool Common being open moorland where Exmoor ponies and Exmoor red deer are often found grazing. The property has been owned by the current vendor since 1999 and was double glazed throughout in 2004. It retains many of its original features including a magnificent open fireplace with bread oven, exposed beams and wooden panelling. The bedrooms are well proportioned and there is potential within the house to create an annex for dual occupancy. The grounds extend to 4.8 acres being permanent pastureland with stabling and there are wonderful riding opportunities across the moor. There is also a tennis court which has been out of use for some time and is in need of repair.

#### **ACCOMMODATION**

The accommodation is set out below with the front door opening to the Hallway.

#### **ENTRANCE HALL 19'2" x 7'11"**

Radiator, wall lighting and under stairs cupboard. Doors to Separate WC, Pantry and Kitchen.

#### **SEPARATE WC**

Low level WC, pedestal wash hand basin, radiator, coat hooks and towel rail.

#### **PANTRY 11'4" x 7'10"**

Worktop with cupboards under, built-in wine rack and shelving. Further cupboards and shelving.

#### **BOOT ROOM 14'4" x 7'11"**

Belfast sink. Cupboards over. Radiator. Space for fridge and fridge freezer. Further door to outside. Door to Boiler Room with oil fired boiler and electricity meters.





#### **KITCHEN/BREAKFAST ROOM 19'2" x 14'0"**

A handmade range of up and over lime green coloured cupboards and units with the following built-in appliances: Neff electric grill and oven, Baumatic gas hob, Bosch fridge and dishwasher. Centre Island unit and cupboards under. Double drainer sink unit. Radiator and spotlights. Door through to Snug and Hallway.

#### **SNUG 20'3" x 14'0"**

Original Inglenook open fireplace in a stone surround with a slate hearth and built-in bread oven. Exposed beams and wooden panelling. Radiator. Storage cupboard under stairs. TV and telephone points. Window seat.

#### **HALLWAY 20'7" x 10'7"**

Stairs to First Floor. Two radiators. Wall lights. Window seat. Front door to garden. (south)

#### **SITTING ROOM 21'10" x 14'7"**

Built-in open fireplace with slate hearth and wooden mantle over. Wooden flooring. Range of display units with storage cupboards under. TV point. Radiator.

#### **UTILITY**

White oil-fired Rayburn Royal. Space and plumbing for washing machine. Door to Separate WC with low level WC and pedestal wash hand basin. Back door to patio area.

#### **FIRST FLOOR LANDING**

Walk in airing cupboard with shelving.

#### **FAMILY BATHROOM**

Low level WC, pedestal wash hand basin, panel enclosed bath. Shower cubicle with electric Micra shower over. Radiator. Built-in cupboard with hot water tank.

#### **MASTER SUITE**

The master suite comprises the following: Dressing Room: 12'7 x 8'5 with built-in cupboards and radiator, Vanity area/dressing table with mirror. Double Bedroom: 17'11 x 13'3, a large room with double aspect to south and west enjoying views over Withypool Common and surrounding countryside. Built-in cupboards, radiator, TV point and telephone point. Door to En-Suite comprising panel enclosed bath with shower mixer tap, low level WC, pedestal wash hand basin with mirror over and a built-in Micra shower cubicle. Radiator. Walk-in Wardrobe: 8'1 x 6'3 with window.

#### **BEDROOM 2**

Large double room with built-in storage, pedestal wash hand basin, radiator and views overlooking the front garden.(south).

#### **BEDROOM 3/STUDY 12'8" x 12'4"**

This room could be used as either a single bedroom or study/office area. Radiator. Step up to:

#### **GALLERIED LANDING 22'3" x 19'3"**

An open plan area, built-in display units with storage under. Two radiators and a TV point. Stairs down to Hallway. The landing is currently used as another reception room taking advantage of the moorland views across to Withypool Common.

#### **BEDROOM 4 19'3" x 11'11"**

Double aspect with west and easterly views overlooking the paddocks. Built-in vanity unit wash hand basin with mirror over, built-in storage cupboards. Radiator

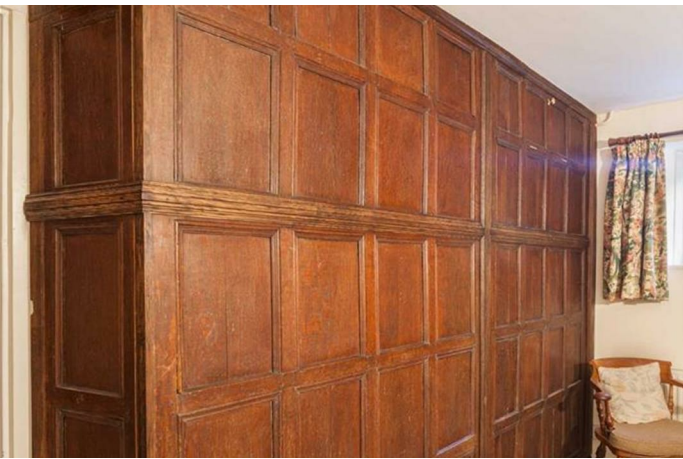
#### **BATHROOM 2**

Low level WC, built-in vanity wash hand basin with mirror over, wooden panel enclosed bath with shower head tap and tiled splash back.

#### **BEDROOM 5 12'3" x 7'11"**

Single room. Built-in vanity wash hand basin with mirror over, built-in wardrobe with storage over. Radiator.





### OUTSIDE

The property is approached via its own private tarmac driveway leading to a large car parking and turning area. The property sits within in a lawned area together with an abundance of shrubs, plants and trees, a greenhouse, pair of oil tanks and a vegetable patch.

### STABLING /DOUBLE GARAGE 33'0" x 18'0"

Double Garage with Up & Over doors. Two Stables 12 x 12 ,Tack Room with electricity and water available and wood store. A further Store Room integrated within the stable block which could be created into further stabling. To the west of the property is a Tennis Court in need of renovation and repair which has not been used for some time.

### THE LAND

The land is south facing and extends to 4.8 acres of permanent pastureland, ring fenced, gently sloping with wonderful views across the neighbouring countryside and Withypool Common. The land is divided into 3 separate paddocks which lie to the rear of the property and considered to be ideal for agricultural or equestrian use with water available to all paddocks.

### SINGLE FARM PAYMENT SCHEME AND COMMON RIGHTS

The Vendors have not registered or activated the Single Payment Scheme for the land. The property has rights on Withypool Common.

### LAND PLAN

A plan, which is not to scale, is included with these sale particulars for identification purposes only.

### AGENT'S NOTE 1

There is a footpath running along the western side which is fenced off but runs through part of the property.

### AGENT'S NOTE 2

The property benefits from a right of way to the western side which could create further access to the property, subject to the necessary planning consent. Further information is available from the agents.

### SERVICES

Mains electricity, mains water, private septic tank drainage and oil fired central heating.

### EPCs

If you would like a copy of the full Energy Performance Certificate we can send this to you by request or it is available online at [www.epcregister.com](http://www.epcregister.com)

Reference No: 9418-2856-7801-9197-6961

### COUNCIL TAX BAND G

West Somerset County Council, West Somerset House, Killick Way, Williton, Somerset TA4 4OA Tel: 01643 703704 and Exmoor National Park Authority, Exmoor House, Dulverton, Somerset TA22 9HL. Tel: 01398 323665

### DIRECTIONS

From South Molton Town Centre, proceed out of the town via east street, turn left into station road cross over the North Devon Linkroad towards North Molton Village, continue through the village for 7 miles, pass The Sportmans Inn on the left, proceed over Withypool Common , turn left into Withypool village, over the bridge, you will pass the Village Shop on your left. After 100 yards turn left into a narrow private driveway between two properties.

### OMBUDSMAN

We are full members of the Ombudsman for Estate Agents scheme, full details of which are held here at the office.

### IMPORTANT NOTICE

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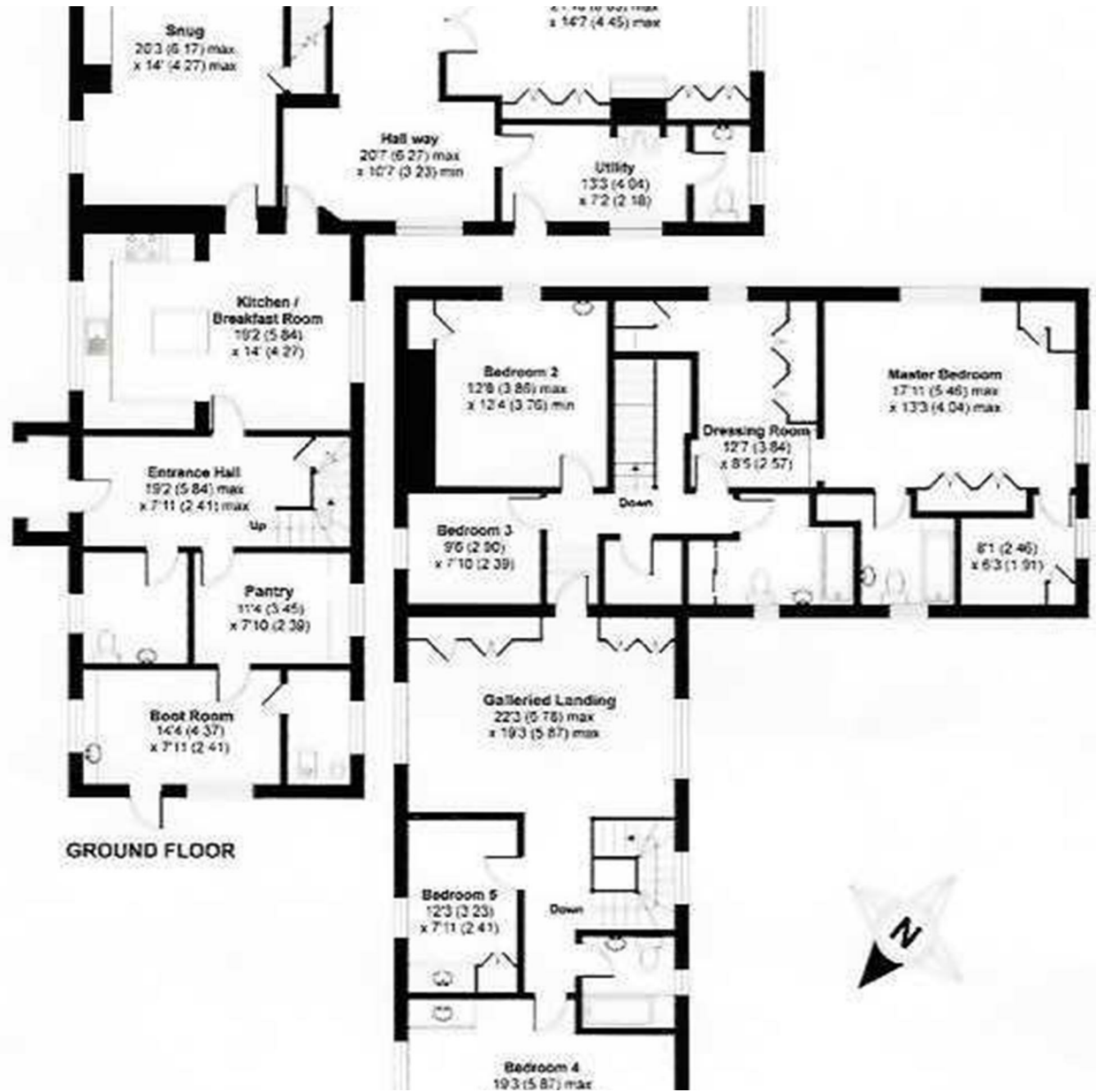
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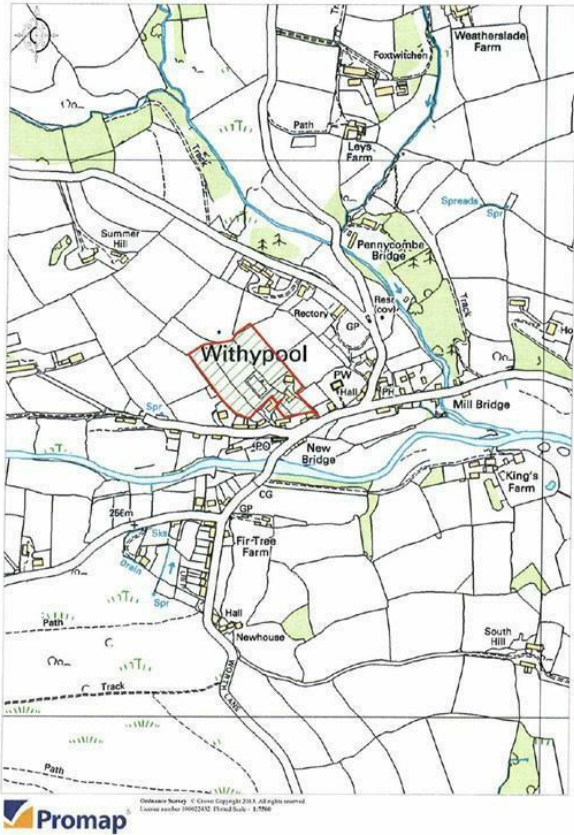
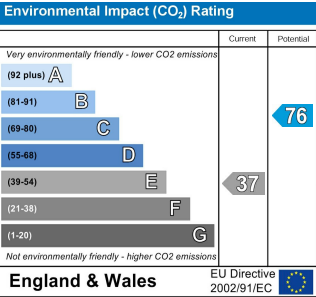
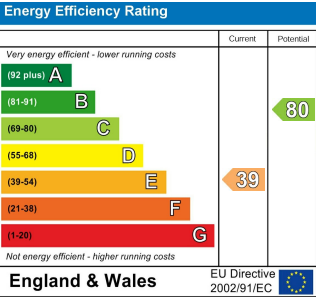
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