



**West Nightcott Farm
Dulverton, Somerset**

TA22



A traditional Somerset longhouse in a lovely rural setting with barns, outbuildings, a steady income and approximately 10.5 acres.



Situation

West Nightcott Farm is situated in a peaceful countryside on the edge of the small hamlet of Nightcott, just south of the Exmoor National Park, which is an Area of Outstanding Natural Beauty consisting of beautiful undulating open moorland and rolling farmland, and is also close to the North Devon coastline. The small and thriving town of Dulverton is just 2.3 miles away and has a post office, butchers, convenience store, greengrocers, delicatessen, pubs, garage and health centre. For wider shopping and services South Molton (13.3 miles), Tiverton (13.6 miles), Exeter (25.1 miles) and Taunton (25.5 miles) are all relatively close by. The property also has good transport links nearby, with access to the M5 Motorway at Tiverton, where there is a direct rail link to Paddington. A branch railway line links Barnstaple with Exeter St David's and Exeter Central. Dulverton has a primary school and there is a choice of secondary schools at South Molton, Wiveliscombe and Minehead. Private schooling locally is available at highly regarded West Buckland near South Molton and Blundells near Tiverton.

Dulverton 2.3 miles, South Molton 13.3 miles, Tiverton 13.6 miles, J27 M5 17.2 miles, Tiverton Parkway station (Paddington 2 hours 4 mins) 17.8 miles, Taunton 25.5 miles, Exeter City Centre 25.1 miles, Exeter Airport 30.6 miles. (Distances and times approximate)



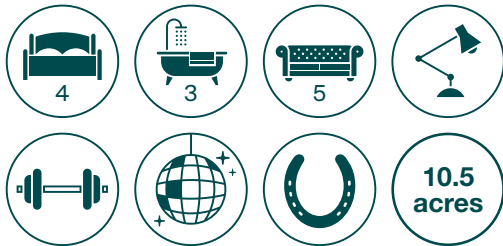


West Nightcott Farm

Grade II listed and believed to date originally from the 16th Century, when only part of the longhouse was used solely for human habitation, West Nightcott Farm is built of rendered stone with a Welsh slate roof. The property was fully converted in the mid-19th Century, with some later alterations and is a typical Somerset farmhouse of the period, facing south across its yard towards three period stone barns, which have all been converted to provide supplementary accommodation.

The farmhouse has a central entrance hall, with a cloakroom and the two principal reception rooms directly off it, one on either side. The dining room has a beamed ceiling, inglenook fireplace inset with a solid fuel range, bay window and a serving window through to the adjacent kitchen. The kitchen also has a beamed ceiling, with the chimney breast inset with a 'Mercury' professional gas range cooker, and is fitted with floor and wall-mounted units, a range of part-integrated appliances, timber work surfaces, and a large walk-in larder. Adjoining the kitchen is the utility room, off which are a further cloakroom and the office, with a door leading out to the terrace. On the far side of the hall, is the sitting room, which has a large stone inglenook fireplace fitted with a log-burning stove and beyond is the library.

On the first floor are four bedrooms; the master bedroom has fitted cupboards, a walk-in wardrobe and an en suite with Jacuzzi corner bath and separate shower cubicle, two further double bedrooms, which both have en suite shower rooms, one of which has dual access for use by the fourth double bedroom.





Garden, Barns & Grounds

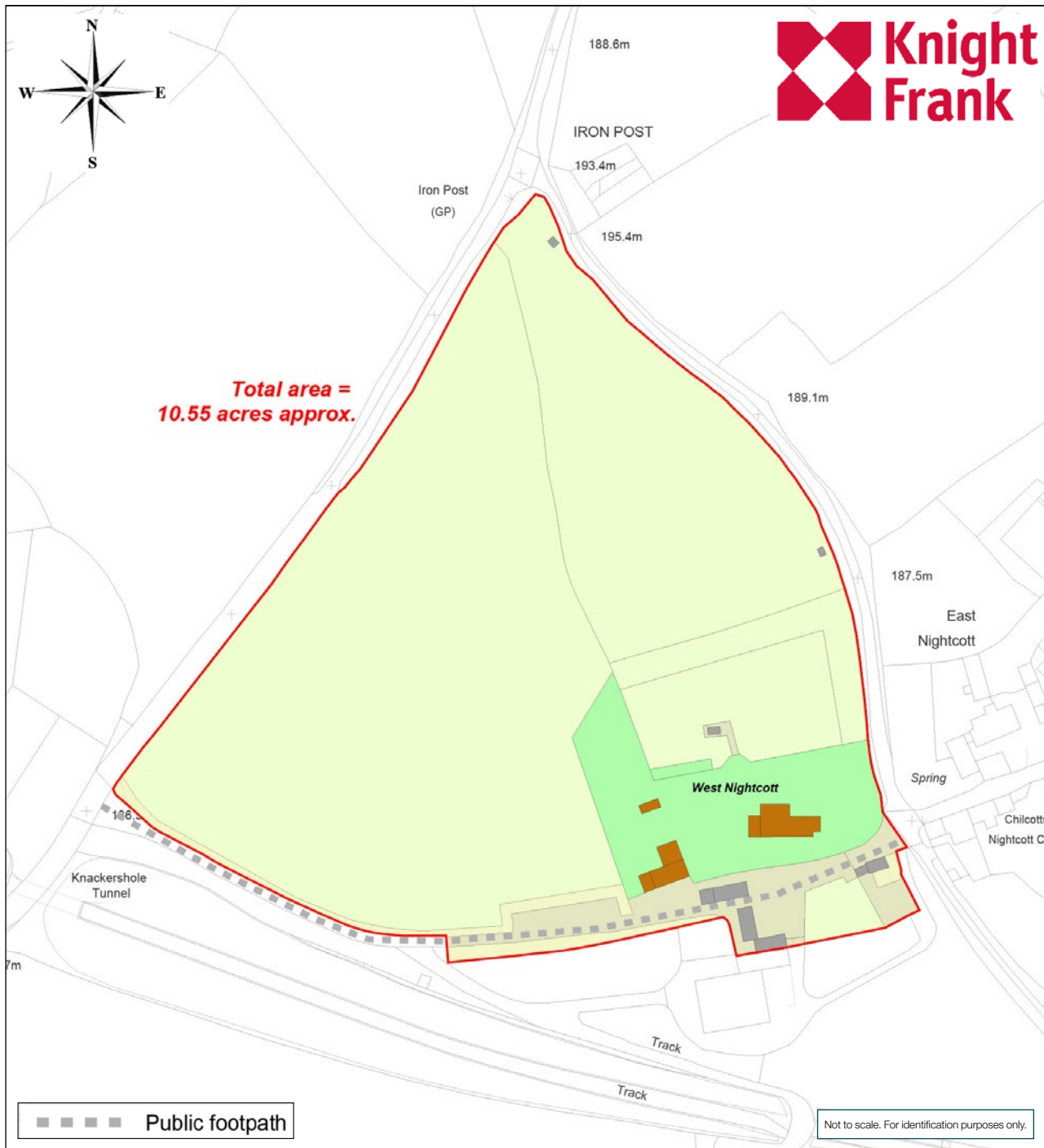
The farmhouse is surrounded by a lawned garden, with paved terraces extending out on three sides from with views of the surrounding countryside. Adjoining the formal garden is a vegetable garden and an enclosed paddock, with an extensive poultry run. To the front of the house is a level lawn with a former stone dairy building and tarmac yard for parking. Facing the house on the far side of the parking area are three traditional stone-built barns. One has been converted to provide two large, open plan rooms, one of which is currently used as a gym and the other is open to the eaves and serves as a party/games room.

Beyond the house is a paddock of about 0.95 acres enclosed by stock proof fencing. In all the land extends to approximately 10.5 acres. Given the extent of level grazing land, the property would be particularly well suited to equestrian use and there is ample space to build a block of loose boxes or American barn style stabling. It could easily be used for holiday home use subject to obtaining any necessary planning consents.

Office Buildings

There are two other barns that are used for business premises and currently let. The tenants would be keen to continue with a new owner, but there is no obligation for an incoming owner to retain them. Further details can be obtained from the agent.





Services

Mains electricity with solar photovoltaic panels. Private water (bore hole) and drainage. Superfast broadband available.

Tenure

Freehold

Local Authority & Council Tax Band

West Somerset & Taunton Council

(www.somersetwestandtaunton.gov.uk)

Band G.

Directions (Postcode TA22 9RT)

From Junction 27 on the M5, follow the A361, signed to Tiverton. Continue on the A361, passing Tiverton, for 13.1 miles. Turn right, signed to Bickham. Continue for 3.5 miles, driving to the top of Woodburn Hill. At the crossroads continue straight over, crossing the B3227 and drive for 0.4 miles, before veering right, signed to Dulverton. Continue for 0.2 miles to the T-junction and turn right, signed to Dulverton. Drive for just under a mile and veer left down the hill, signed to Dulverton, continuing for a further three quarters of a mile before turning right onto Dennington Lane. After a quarter of a mile turn right at a small crossroads onto a short approach road and the entrance to the property is directly ahead.

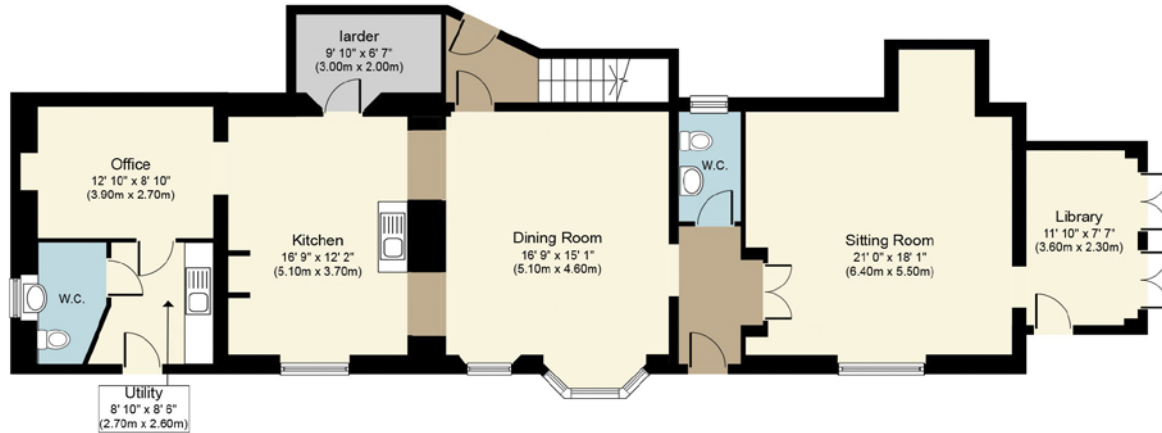
Viewing

Strictly by appointment only with joint agents.





First Floor



Ground Floor



Outbuilding

Approximate Gross Internal Floor Area

Main House: 243 sq m / 2,616 sq ft

Outbuilding: 128 sq m / 1,378 sq ft

Total: 371 sq m / 3,999 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

We would be delighted to tell you more.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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