



Newlands House

Exford, Minehead, Somerset, TA24 7NF

Guide Price: £1,000,000

EPC: E Council Tax: F Tenure: Freehold

FINE & COUNTRY

KEY FEATURES

Conveniently located between Withypool and Exford, close to some of Exmoor's finest walking and riding this equestrian Exmoor residence has been sympathetically modernised and improved over the years to create a beautifully appointed home. This spacious home benefits from its own formal front and rear gardens, stables with enclosed yard as well as a wide selection of useful outbuildings all set in C.10 acres.

- Beautifully appointed equestrian residence
- C.10 Acres of gardens and grounds
- A wide selection of outbuildings
- Stables with enclosed yard
- 3 double bedrooms
- Large open plan kitchen/dining room
- Ample parking with 2 driveways
- Close to some of Exmoor's finest walking and riding
- Exmoor National Park
- Edge of village location

Exford stands near the centre of the Exmoor National Park which covers some 265 square miles of open hill and moorland. The village itself is a thriving local community with a range of services including several Hotels, Livery Yard, Primary School, village shop and Church.

The moorland town of Dulverton is approximately 11 miles away, Minehead is 14 miles North and Barnstaple is approximately 24 miles West, while the County Town of Taunton is 28 miles to the East and offers a wide range of facilities, access to the M5 and the National Rail network.

Exmoor National Park

For those keen on country pursuits and sporting activities, Exmoor is one of the smallest National Parks (267 square miles) but arguably one of the most attractive, offering diverse scenery from high heather-clad moorland, deep wooded river valleys to the breathtaking coastline boasting the highest marine cliffs in England and of course Exmoor's famous Dark Skies, which can be admired from the grounds of the property.









STEP INSIDE

As illustrated via the floor plan the property can be accessed via 2 front doors.

The property can also be accessed via the porch/boot room which is to the side elevation which has a door leading off into the useful utility room with boiler and plumbing for washing machine. There is also ample space for hanging coats.

A separate stable door from the porch provides access into the double aspect open plan kitchen/dining room with a well-equipped fitted kitchen to include integral appliances as well as a Rayburn and ample work surface space. The room enjoys beautiful views to the front elevation and accommodates a good sized dining table.

From here access is provided to one of the front entrances which has a door leading back through to the utility room.

The spacious double aspect sitting room enjoys views to the front and rear elevations as well as benefiting from a woodburning stove.

From here is the additional entrance with access to a study and downstairs cloakroom.

Stairs lead from the sitting room to a landing area which provides access to the well equipped family bathroom, three double bedrooms with bedroom 1 benefiting from an en-suite shower room.





STEP OUTSIDE

Newlands House

The Gardens, Grounds and Pasture

Newlands House is accessed off a small country lane on the edge of Exmoor village of Exford. Accessed via 2 private drives with one leading to the side of the house and the other to the rear and the outbuildings. There is ample parking for several vehicles.

The gardens are a particular feature and have been landscaped to create beautiful lawned areas with a separate vegetable garden with greenhouse.

The property stands in total within some c. 10 Acres of garden and grounds. The paddocks are fenced and divided into 3 paddocks.

There is also a separate fenced garden with spring fed pond and a summer house which the stunning views can be enjoyed from.

Barns and Outbuildings and Stables

Newland House offers an excellent mix of modern and traditional outbuildings. These include: 3 good sized stores with access to a rear office, an attached 29'7" x 18'4" workshop, 2 larger 20' x 16' barns suitable for housing classic cars or agricultural machinery, there are also a further stone barn with fitted cupboards and a potting shed, stables with hay barn and tack room within an enclosed yard.

Viewings

Strictly via the selling agent

Utilities and Services

Private water, private drainage and mains electric. Oil fired central heating. We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

Wayleaves

The property is being sold subject to and with the benefits of all rights including right of way (whether public or private) light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipes whether referred to in these particulars or not.

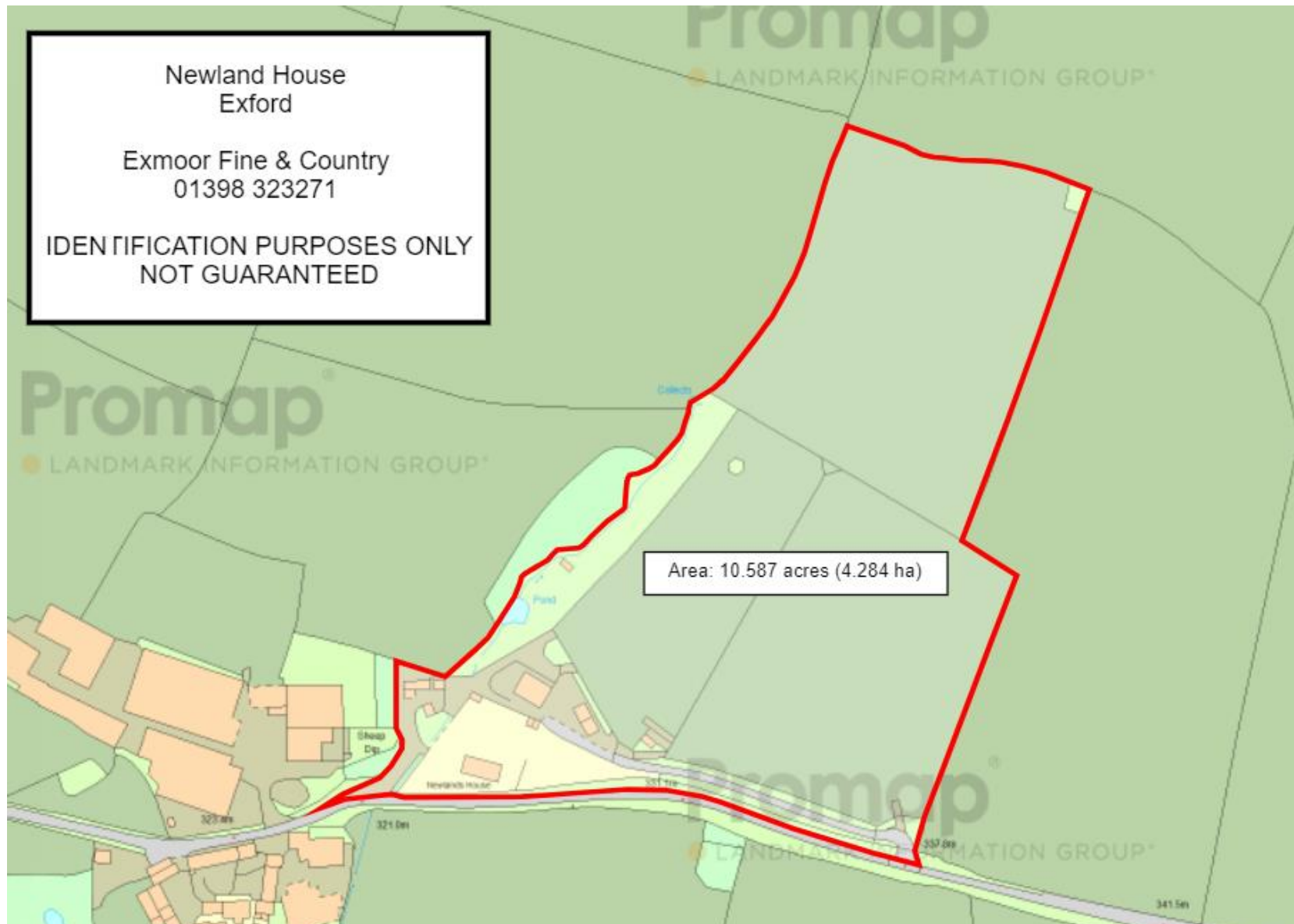












Ginny Saunders

Local Director

Follow Minehead and Exmoor on



Directions

From Dulverton proceed out of the town along Northmoor Road and follow this road onto Winsford Hill towards Exford. Continue along the A3223 passing Chibbet Cross, shortly after here take the 2nd turning on your left (Newland Lane), continue along and the property will be found on the right hand side.

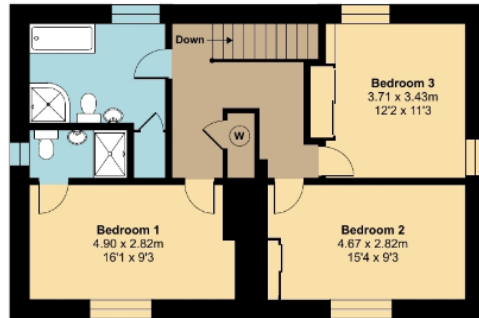
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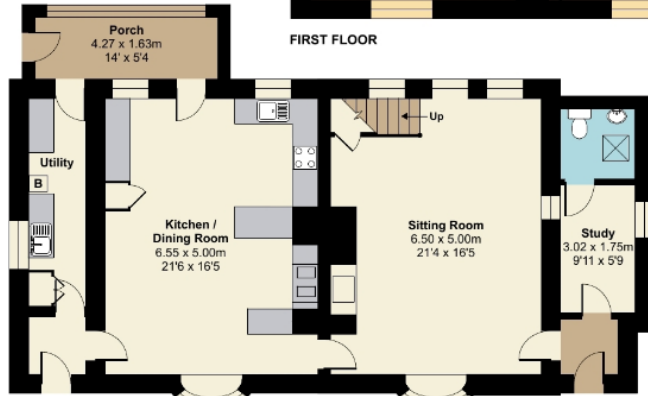


Newlands House Exford, Minehead, Somerset, TA24

Approximate Area = 1862 sq ft / 173 sq m
 Outbuildings = 2604 sq ft / 241.9 sq m
 Total = 4466 sq ft / 414.9 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

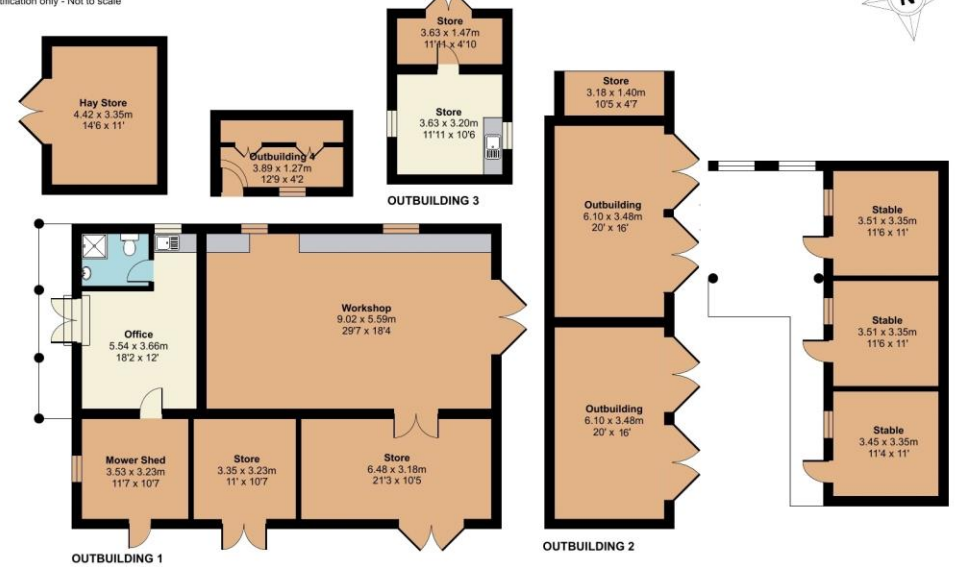


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