



in association with



FINE & COUNTRY
Homes from Webbers

Coppleham Cottage
Coppleham Cross | Exmoor
GUIDE £750,000

Coppleham Cottage

Coppleham Cross

Winsford

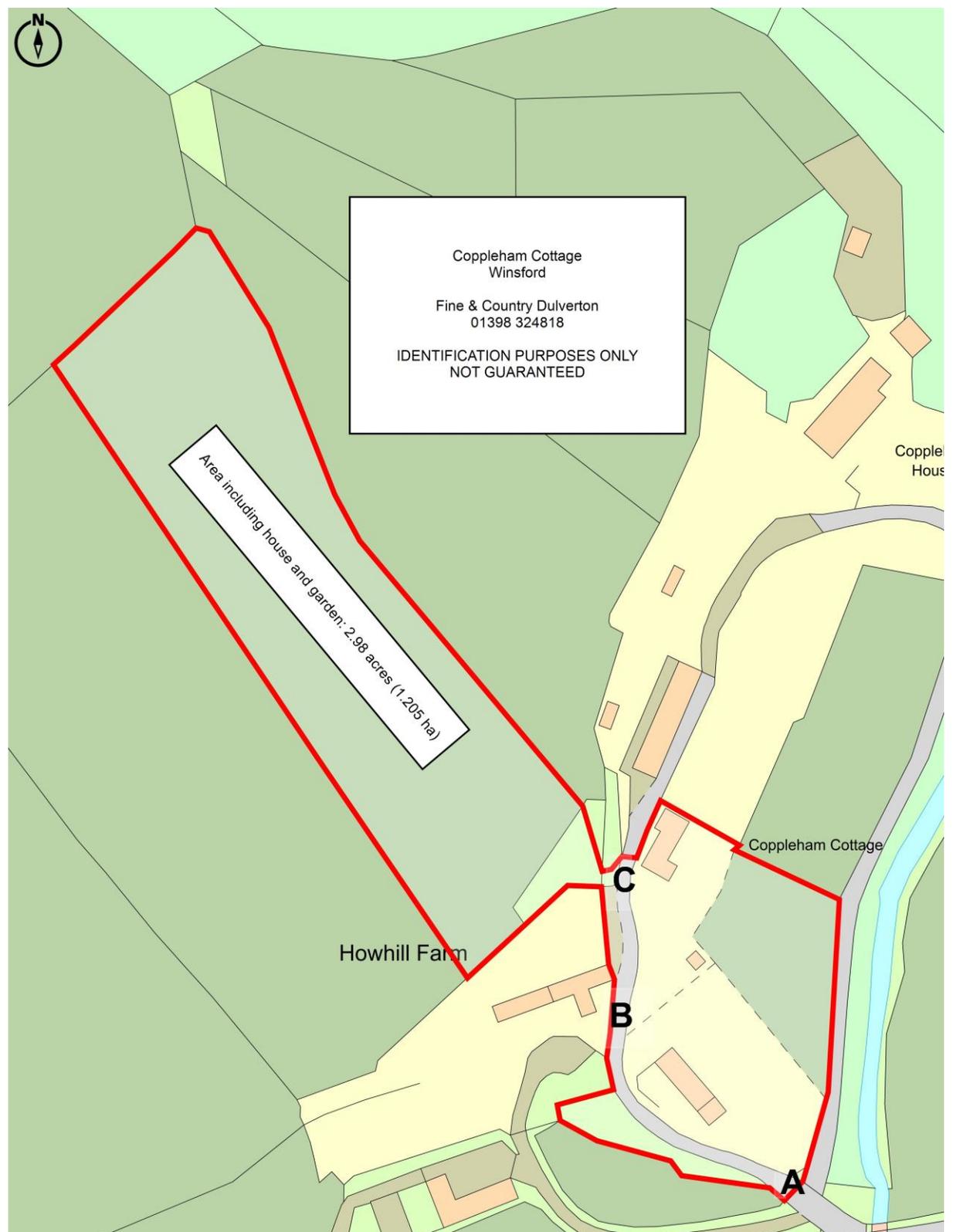
Somerset

TA24 7AF

Situated in the hamlet known as Coppleham this prominent detached 3 bedroom country residence occupies an elevated position with commanding views of the garden and the neighbouring countryside with stables, large formal garden, parking and in total 2.9 acres.

Coppleham Cottage has excellent riding and walking which can be accessed directly from the property.

- Striking Elevated Country Residence
- Stables and Garage
- 2.9 Acres of Formal Gardens and Paddock
- Ample Parking
- Walking and Riding Direct from the Property
- Beautiful Countryside and Garden Views
- Spacious and Versatile Living Accommodation
- Rural but not Isolated Exmoor Hamlet Location
- 3 Bedrooms
- Farmhouse Style Kitchen





FINE & COUNTRY
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Whilst Exmoor is one of the smallest National Parks in the UK (but arguably the prettiest), it still offers some 267 square miles of remarkable countryside stretching across West Somerset and into North Devon. Originally a Royal Forest and hunting ground, in 1954 Exmoor was one of the first designated National Parks in Britain, it incorporates 34 miles of coastline, heather clad moorland, undulating valleys and some of the highest sea cliffs in the UK.

Accommodation

Accessed via the **Conservatory** with tiled flooring and stunning views of the formal gardens and neighbouring countryside.

Patio doors lead through to the triple aspect **Sitting Room/Dining Room** with brick fire place inset with woodburning stove and raised hearth. The dining area enjoys views from the bay window and provides a wonderful entertaining space within this superb home.

Breakfast Room/ Lounge - A versatile room within the house enjoying double doors which lead out onto the raised decked area with steps down to the gardens. The tiled flooring continues through to the

Farmhouse style **Kitchen** with an extensive range of wall and base units, window to front elevation, space for a 'Range Style' cooker, sink with drainer. Towards the rear elevation the boiler can be accessed and stable door leads through to the

Boot Room- space for boots and coats with stable door providing access to the oil tank and the rear of the property.

Downstairs Cloakroom - wash hand basin and W.C.

From the dining room a door leads through to the inner hall with stairs leading to the first floor.

The turned stair case leads to the landing area providing access to

Bedroom 1 - fitted wardrobes and en-suite W.C and views to the front elevation.

Bedroom 2 - views to the side elevation and fitted wardrobes.

Bedroom 3- built in cupboard and views to side elevation.

Bathroom - fitted corner bath, wash hand basin and W.C.

Outside

Gardens and Grounds

In total the property is situated in approx. 2.9 acres of gardens and grounds including a paddock.

Located in the small hamlet of Copleham this superb home is approached via a small private lane with post and rail fencing which provides access to the lower formal gardens, stables, parking and garage.

The driveway continues to further parking to the side of the property.

The gardens are a particular feature for this property with a substantial formal garden laid to lawn with part formally being used as a ménage.



The terraced level areas are filled with a variety of herbaceous plants and shrubs with steps leading to the more formal lawned area.

There is also a summer house.

To the rear of the property and as indicated via the land plan there is a field accessed via a wooden gate.

Outbuildings

To the front of the stables is a level hard standing area which provides additional parking to the main house and is enclosed with post and rail fencing.

In total there are 4 traditional stables with brick paving.

Stables from left to right:

3.5m x 2.6m

3.5m x 2.6m

3.1m x 2.6m

4.3m x 2.6m

The **4.8m x 2.6m Garage** is accessed via double wooden doors and has brick paved flooring. There is also another useful storage shed (4.8m x 2.6m) on the opposite end of the stable block.

Service

Mains water and electric, private drainage (see agents notes). Oil fired central heating. Full Fibre internet connection.

Agents Notes

Private Drainage – A Septic Tank survey has been completed and is available upon request.

There is a footpath which crosses over the property as indicated via the land plan marked A-C.

There is a bridleway which can be accessed from the property as indicated on the map marked B.

The drive is shared with the neighbouring properties.

Energy Performance Certificate

EPC Rating – TBC

Council Tax Band

Somerset West and Taunton – Band D

Viewing

Strictly by appointment with the selling agent

Tender

Our clients reserve the right to offer the property for sale by informal tender should there be considerable interest.

Tenure

Freehold

Directions

From the Dulverton office proceed in an easterly direction to the A396. At the junction of the A396, turn left (north) and continue along the valley road entering into Bridgetown. Pass through Bridgetown and then turn left at Copleham Cross towards Winsford, proceed approximately 50 yards and turn right and follow the gravel drive and the property will be observed almost directly in front of you.

What3words

Using What3words Smart Phone App. For those who already use this Geolocation App device for your smartphone – Type in the following three words:

End of the drive: **game.solution.increased**

House: **footpath.thudding.examples**

Opening Times

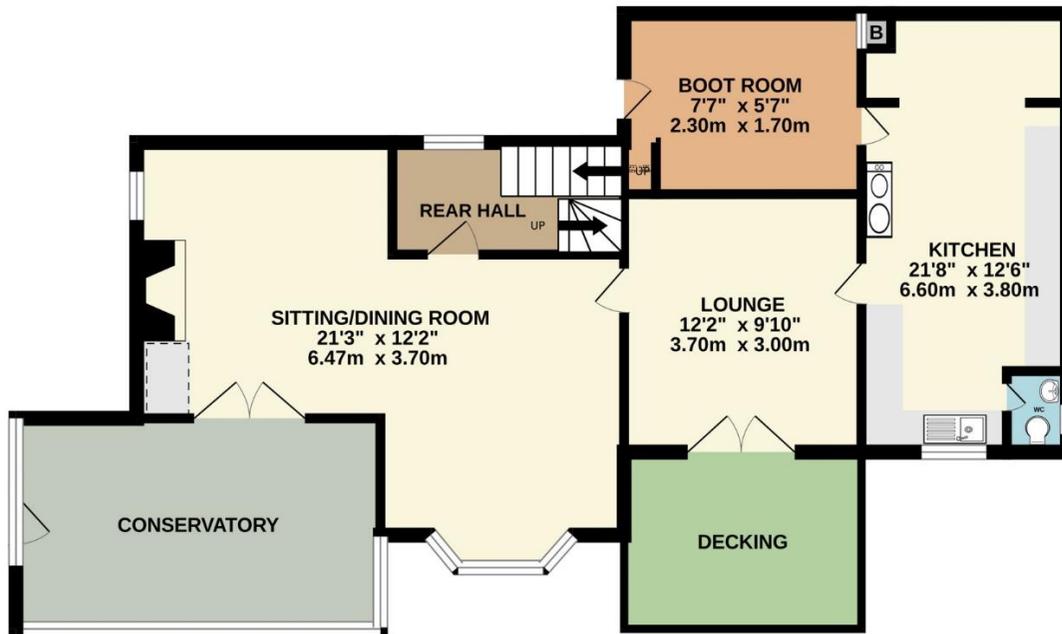
Monday – Friday 9:00am – 5:30pm

Saturday 9:00am – 2:00pm

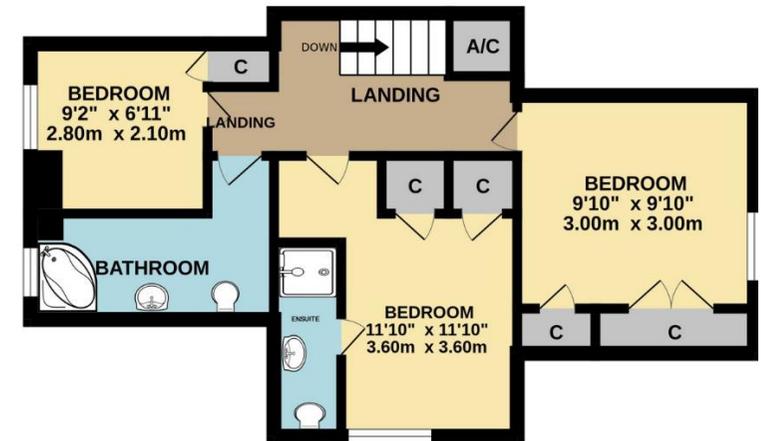




GROUND FLOOR



1ST FLOOR



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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