



## Keens Cottage

| Brompton Regis | Somerset | TA22 9NU



PUBLIC NOTICE - Keens Cottage, Brompton Regis, Dulverton TA22 9NU - We are acting in the sale of the above property and have received an offer of £485,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.

Close to Wimbleball Lake, this four bedroom period cottage in need of refurbishment with stabling and approximately 3.9 acres of gardens and grounds, situated in a secluded, rural location within the Exmoor National Park.

NO ONWARD CHAIN

In need of refurbishment

Peaceful, rural location with views

Kitchen

3 reception rooms

4/ 5 bedrooms

2 bathrooms

Stabling

Approximately 3.9 of garden and paddocks

Dulverton c. 6 miles, Brompton Regis, c. 1 mile

Guide Price:

£485,000



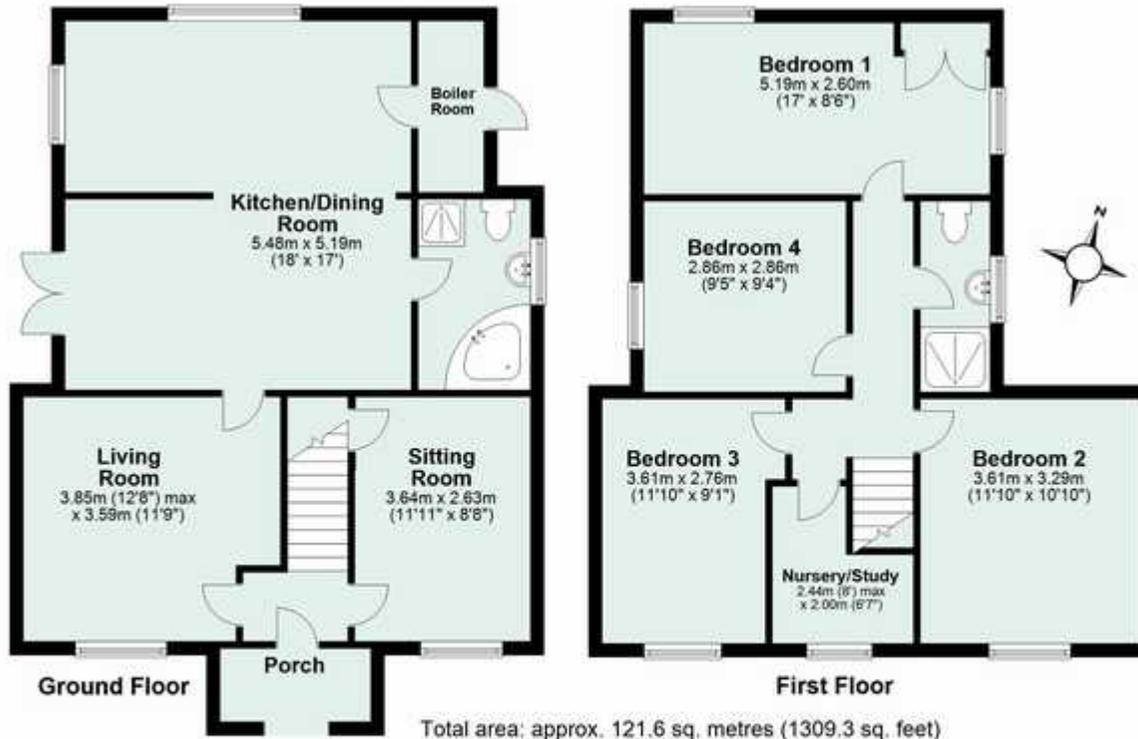


## The Property

Keens Cottage is situated in an idyllic rural location, at the end of a quiet, no through country lane just 200 yards from Wimbleball Lake in the beautiful Brendon Hills and within the Exmoor National Park. The property lies just over a mile outside Brompton Regis, a pretty and popular village with a lovely old Parish Church, country pub and village store. The charming town of Dulverton, known as "The Gateway to Exmoor", lies 6 miles to the south and provides a good variety of local shops with popular pubs, restaurants, library, doctors surgery, pharmacy, Infant and Junior Schools and recreational facilities. The nearby Wimbleball Lake offers excellent facilities for fishing, sailing, rowing, walking and other outdoor pursuits. Within easy driving distance is the stunning North Somerset and Devon coastline. The market town of Tiverton lies approx 14 miles to the south with dual carriageway access to Junction 27 of the M5 Motorway and Tiverton Parkway mainline station with services to London (Paddington 2 hours).

Keens Cottage is a detached, period property which has been extended and is surrounded by its own gardens and grounds a short walk away from Wimbleball Lake. Built of stone and rendered elevations under a slate roof, the property provides spacious accommodation which is in need of refurbishment throughout. From the front door, the accommodation comprises: entrance hall and inner hallway, sitting room with cupboards and fireplace, living room with fireplace, Open plan dining room and Kitchen area with double glazed patio doors which lead out onto the terrace. Leading off the kitchen is the boiler/boot room room which houses a decommissioned oil-fired boiler which would need to be replaced. In addition, there is a downstairs bathroom with both a corner bath and shower unit. To the first floor there are four double bedrooms, all with views to open countryside, a shower room, and a smaller fifth bedroom which offers potential for a further bathroom.





Outside, the property is approached through double wooden gates off the lane, the driveway leads to the detached double garage with up and over door, side door and there is light and power connected. At the entrance off the driveway outbuildings/stable block and at the end of the drive a further wooden stable block with concrete yard, five stables and tack room, light power and water connected. The paddock land amounts to approximately 3 acres and is enclosed by mature hedge banks. The garden and grounds which surrounds the cottage amounts to just under one acre. In all approximately 3.9 acres.

### Directions

From the Seddons office in Dulverton proceed to the A396 signed Tiverton or Minehead. At the T junction turn right and then take the next left turning, sign posted to Brompton Regis. Proceed for approx. 2 miles and take the right turn to Brompton Regis, passing through the village and continue along passing Pulhams Mill on your left, then take the next right turning, signed for Wimbleball Lake. Proceed along this lane to the end approx 0.75 mile passing both entrances into Wimbleball Lake on your left and the gates for Keens Cottage will be seen on the left at the end of this country lane.

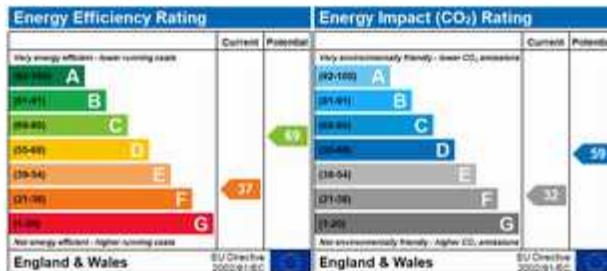
### Utilities

Mains electricity, water and drainage.

### Council Tax

Band D

*Please note that any services, heating system, or appliances have not been tested and no warranty can be given or implied as to their working order.*



### Dulverton

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