



Poachers Pocket

Weir Head | Dulverton | Somerset | TA22 9DH

Seddons

'Poachers Pocket' is an attractive three bedroom stone cottage set in the heart of the town of Dulverton, with riverside garden, fishing rights and garage.

Fitted Kitchen with Rayburn

Spacious Living Room

3 Bedrooms

Bathroom

Separate W.C.

Rear Courtyard & Store

Front Cottage Garden

Riverside Garden & Fishing Rights

Garage

Price

Guide Price £219,000





'Poachers Pocket' is a terraced Georgian cottage constructed of local stone, overlooking the river Barle and open valley countryside within the Exmoor National Park. The property is modernised within but retains its period cottage features. The cosy living room has a stone fireplace and a small window seat. The modern kitchen has wood work tops and shelving, with plenty of storage in the fitted units, plus an oil fired Rayburn for cooking, hot water and radiators. For the summer months, there is an electric cooker and immersion heater. Storage heaters are fitted throughout the property to supplement the heating and there is double glazing in most of the rooms. The ground floor bathroom has a four piece suite, with an alcove housing the washing machine and tumble dryer. Outside there is a small covered backyard leading to a larder/storage cupboard.

On the first floor there are three bedrooms, a large double with fitted curtained wardrobe, feature fireplace and views of the valley, a small double to the rear and a single bedroom with clothes storage. There is also a small cloakroom.

To the front of the cottage is a small gravelled garden area with seating to catch the afternoon sun. From the garage directly across the road, a rear door leads out onto a balcony with steps down to the secluded riverside garden and barbecue area, from where you have direct access to the river for leisure, boating, swimming and fishing.



Dulverton

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POACHERS POCKET, 5 WEIRHEAD, DULVERTON
For illustration only Not to Scale



Directions

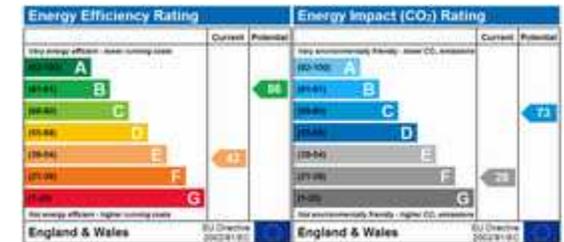
From the Dulverton office proceed along Lady Street and into Northmoor Road, the property will be found opposite the weir with a Seddons 'For Sale' board.

Utilities

Mains water, drainage and electricity. Storage heaters as extra heating if required.

Council Tax

Band B



Energy Performance Certificate

Seddons have a full EPC for this property, available on request or via the internet.

Whilst every attempt is made to ensure our sales particulars are fair, accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to clarify.



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