



Winnocks Mead





# Winnocks Mead

Brockwell Lane, Wootton Courtenay, TA24 8RN

Dunster 4.5 miles - Minehead 4.5 miles - Taunton 27 miles

**A versatile residence with stables, paddocks and spectacular views. Very close to moorland riding.**

- Edge of Village Location
- Beautiful Kitchen/Breakfast Room
- Triple Aspect Sitting Room
- Gardens, Garage and Parking
- Stables and Paddocks
- Far Reaching Moorland Views
- Excellent Walking and Riding
- 1.5 Acres in Total

Guide Price £660,000

## SITUATION

Winnocks Mead enjoys a superb rural situation on the outskirts of Wootton Courtenay. The village has a strong community and picturesque location, nestled under Dunkery Hill. There is a general store with post office, a church and a well-supported village hall.

Nearby Dunster is a beautiful medieval village boasting its own Castle and a Medieval Yarn Market and Minehead offers comprehensive amenities.

The property is ideally located to take advantage of the excellent opportunities to walk and ride on the open slopes of the moor towards Dunkery Beacon. The north coast is just 5.5 miles away.

## DESCRIPTION

This detached residence is a spacious family home and provides very versatile accommodation. It occupies a fine position, enjoying superb countryside and moorland views. The excellent location, together with the stables and paddock, allow for wonderful open riding, making the property ideal for equestrian pursuits.





## ACCOMMODATION

The front door and porch give access to the large dining hall with side entrance and staircase to the first floor. The triple aspect sitting room has stunning rural views, a natural stone fireplace inset with a wood burning stove, and glazed double doors to the decking area. The kitchen/breakfast room is fitted with a range of units, oak worktops, a larder, and a door leading to a covered utility area between the garage and the house. There are two double bedrooms and a bathroom on the ground floor. Upstairs are two further double bedrooms, a smaller bedroom currently used as an office and a bathroom with shower cubicle. There is a large amount of storage space throughout the first floor.

## OUTSIDE

A five bar gate leads to a good sized parking area in front of the house. The single garage is attached to the house and combined with a utility room and workshop. There is access to the side to further parking with space for trailers. A gate leads into an enclosed yard and the well-built timber stable block, incorporating two loose boxes with electric light, tack room, hay store and log store. The yard leads directly into the 1 acre paddock. There is a water supply to the stable block and the paddock.

The property is surrounded by pretty gardens stocked with a wide variety of plants, shrubs and trees, along with a vegetable plot. There is also a garden store/workshop.

## AGENTS NOTE

A further nearby paddock and stables are available by separate negotiation. Please contact the office for further information.

## SERVICES

Mains electricity, drainage and water. Oil fired central heating.

## VIEWING

Strictly by appointment with the agents please.

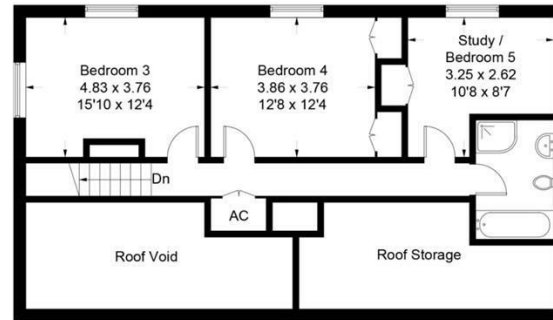
## DIRECTIONS

From the centre of Wootton Courtenay head west and opposite The Dunkery Beacon Hotel, turn left at the three-way junction signposted Brockwell & Ford. After a short distance at the bottom of the hill, the property will be found on the right hand side through gates.

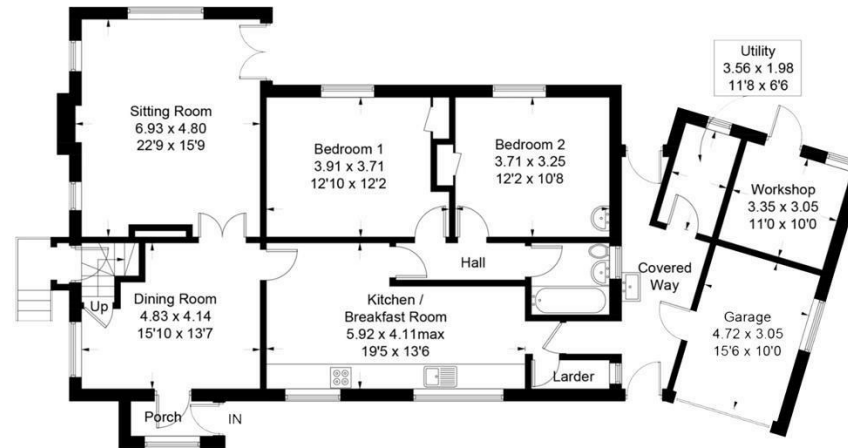
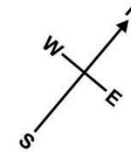
## COUNCIL TAX

Band G (2019/2020)





First Floor



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(54-68) <b>D</b>			
(39-54) <b>E</b>		46	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

13 Fore Street, Dulverton, Somerset, TA22 9EX

dulverton@stags.co.uk

01398 323174



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London