

HIGHER LEY

WHEDDON CROSS, SOMERSET, TA24 7EA



Exmoor Farmers Livestock Auctions Ltd.
Cutcombe Market, Wheddon Cross,
Minehead, Somerset. TA24 7DT
Tel: 01643 841841 E-mail: exmoorfarmers@btconnect.com
www.exmoorfarmers.co.uk

Stags
13 Fore Street, Dulverton, Somerset, TA22 9EX
Tel: 01398 323174
E-mail: dulverton@stags.co.uk
www.stags.co.uk



HIGHER LEY

Wheddon Cross, Somerset, TA24 7EA

Dulverton 10 miles, Minehead 9 miles, Taunton/M5 24 miles

A substantial detached property enjoying far reaching views over the Quarme Valley with stables, outbuildings and 5.5 acres of paddocks.

- **Edge of Village Location**
- **Four Bedroom Country House**
- **Kitchen/Breakfast Room with AGA**
- **South-West Facing with Patio**
- **Landscaped Gardens**
- **Stables and 5.5 Acres of Paddocks**
- **Garaging and Outbuildings**
- **Indoor Spa Exercise Pool**

SITUATION:

Higher Ley is situated on the edge of the thriving village of Wheddon Cross in the heart of the Exmoor National Park. Wheddon Cross has a strong community and includes a church, primary school, shop with post office, garage, inn, hairdressers as well as a number of small businesses.

Minehead, 9 miles away, has a range of shops and entertainment facilities, beaches, a hospital, a small picturesque harbour and also offers quality schooling for all age groups. The county town of Taunton, 24 miles away, has extensive retail and commercial facilities, together with access to the M5 and a main line station with fast trains to London. It also has three independent schools, a theatre and the Somerset County Cricket Ground.

In the heart of Exmoor National Park, the property is ideally located to take advantage of the excellent opportunities to walk and ride on the open slopes of the moor around Dunkery Beacon and the lovely Avill river valley, famous for its snowdrops. The coast to the north is also within easy reach and provides a wealth of water sports such as fishing, sailing and surfing.



DESCRIPTION:

Higher Ley is set in a wonderful elevated south-west facing position overlooking farmland with far reaching views across the Quarne Valley and beyond. There is a full length paved patio and a large terraced garden from which to enjoy the outstanding views. Set back from the public highway, the front drive offers ample parking for several cars and leads around the house to outbuildings and stables with adjacent paddocks. A discreet pool house encloses an amazing spa exercise pool.

The property would be an ideal family home or possible Bed & Breakfast business, subject to permission.



ACCOMMODATION:

As illustrated by the floor plan, glazed front doors lead into the entrance porch, which in turn leads into the reception hall. The sitting room is triple aspect enjoying wonderful views over the garden and across the fields and has a fireplace with electric coal effect fire. Patio doors lead to the sunny south facing paved patio. The kitchen/breakfast room is double aspect with a range of modern fitted base and wall units with integral oven, hob and dishwasher, oil fired Aga cooker, and ample space for a table. The dining room again double aspect with open fire. There is a shower and cloakroom in the hallway. Beside the kitchen is a good sized utility room fitted with wall and base units, Belfast sink and door to the useful boot room with cloakroom and doors to the garden.

From the reception hall, stairs lead up to four good sized bedrooms and a large central family bathroom with shower cubicle and bath. The two largest bedrooms have en suite showers rooms.

OUTSIDE:

The tarmac driveway and parking is bordered by a low stone wall with a lawned area and shrubs providing privacy. The south-west facing front garden is mainly laid to lawn with a large paved terrace and steps that lead down to a lawn and vegetable garden. On one side of the house is the spa pool building with a remarkable large spa exercise pool with shower and changing facilities. On the other side of the house is a vehicle track providing access to the workshop (9.25m x 5m), garage (9.2m x 3.9m), store (6.2m x 3.4m) block of 3 stables and paddocks, all with power and water. The paddocks have gated access from the main road, water supply and are well fenced and with beech hedges. 6.14 acres in total.

SERVICES:

Mains electricity and water and private drainage. Oil fired central heating. Broadband available.

VIEWING:

Strictly by appointment with the agents please. Exmoor Farmers Livestock Auctions 01643 841841 or exmoorfarmers@btconnect.com.

Stags Dulverton Office 01398 323174 or dulverton@stags.co.uk

DIRECTIONS:

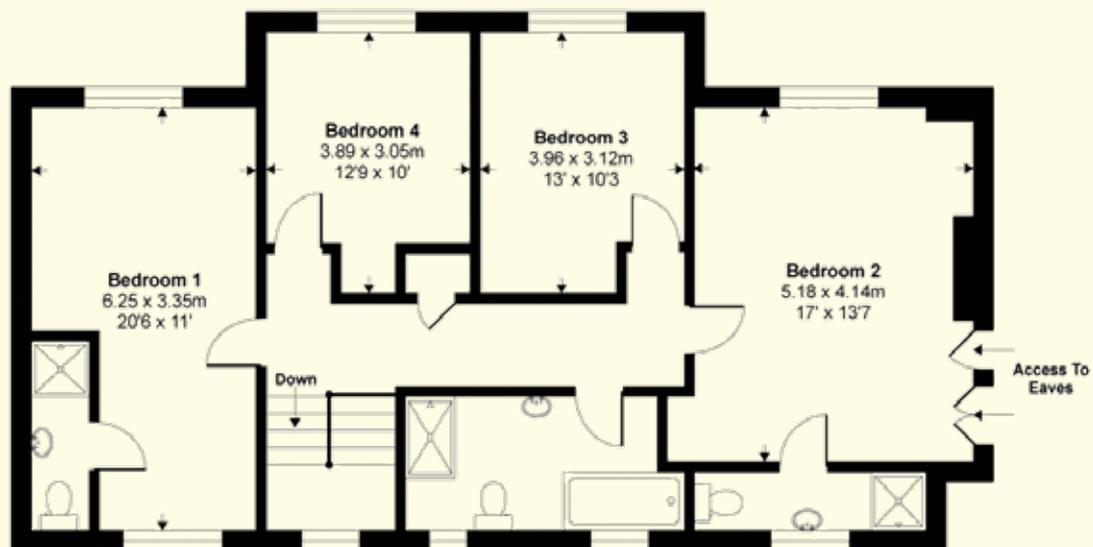
From Dulverton take the A396 northwards and after approximately 10 miles, at the cross roads in the centre of Wheddon Cross, turn left onto the B3224 signposted Exford. Follow this road for ½ mile and Higher Ley will be found set back on the left hand side.

COUNCIL TAX:

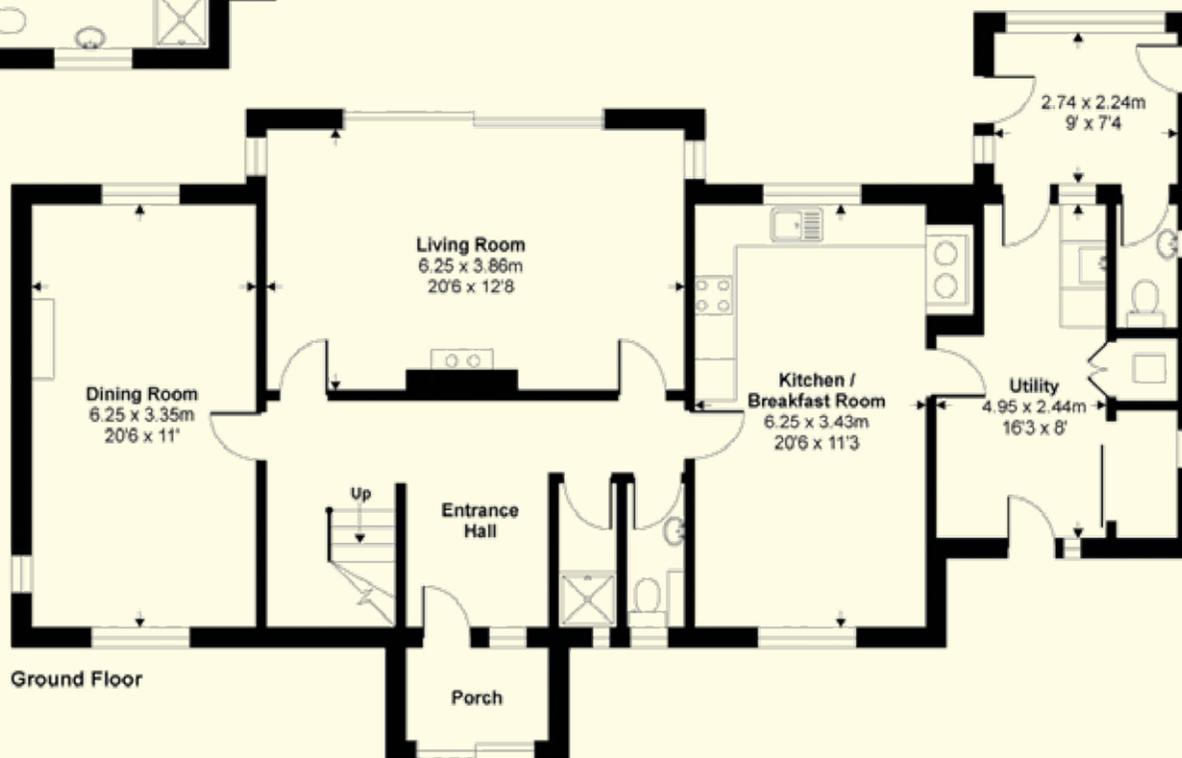
Band F (2018/2019)



Approx. Gross Internal Floor Area
213.5 Sq Metres 2299 Sq Ft



First Floor



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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