





Beautiful detached cottage set in one third of an acre of attractive gardens with studio and garage, located in a peaceful village on the edge of the Exmoor National Park.

- Peaceful, rural village near Exmoor National Park
- Detached character cottage
- · Beautifully presented throughout
- Set within approx. 1/3 acre of mature gardens
- · Garage, studio and outbuilding
- Planning permission to extend

Offers in excess of £495,000

Bampton 01398 332006 bampton@seddons.com





The Property

Higher Croft is nestled in a wonderfully peaceful location in the small rural village of Skilgate, just outside the Exmoor National Park. Set on the southern edge of the Brendon Hills and close to the Somerset/Devon border, the cottage enjoys a tranquil countryside setting while remaining accessible to nearby amenities.

The property is ideally positioned within a short distance of both Bampton and Dulverton, both charming towns offering a range of local amenities including independent shops, pubs, eateries, primary schools, veterinary services, and doctors' surgeries. Nearby Wimbleball Lake, a renowned beauty spot, is perfect for walking, cycling, and a host of water-based activities such as fly fishing, sailing, rowing, and more at the Wimbleball Lake Outdoor Centre.

Tiverton is 12 miles to the south and offers convenient access to the M5 motorway and Tiverton Parkway railway station, making the location well-connected despite its rural feel. The area is famed for its outstanding natural beauty, with stunning walks right on the doorstep.

Believed to date back around 450 years, this beautifully presented detached cottage is set within approximately one-third of an acre of attractive, mature gardens with stunning views over the undulating countryside. Sympathetically renovated, the cottage retains a wealth of original character while incorporating modern comforts, perfect for those seeking a peaceful lifestyle in a picturesque village environment. The front door opens into a charming sitting room, complete with a stone inglenook fireplace, woodburning stove, and the original bread oven. The adjoining dining room, currently used as a study, also features a fireplace with a woodburning stove, with both front rooms overlooking the pretty front garden. The kitchen is well-equipped with granite worktops, a range of fitted units, an integrated combination oven/microwave, integrated dishwasher, and an oil-fired Rayburn that provides heating and hot water. There is also space and plumbing for a washing machine. A useful rear porch leads out to the garden, and a cloakroom completes the ground floor.

Upstairs are two double bedrooms. One benefits from Sharps fitted wardrobes and two built-in cupboards, while the other features a striking wood-panelled wall. Both bedrooms are served by a well-appointed family bathroom, which includes a bath with shower over, pedestal basin, and WC.

The cottage is set within delightful, well-established gardens extending to approximately one third of an acre. The grounds offer a charming mix of mature shrubs, trees, and fruit trees. To the front, there is a lawned garden with colourful flower and herbaceous borders and a pretty cobbled path leads to the front door. There is gated access on both sides leading to the rear. Behind the cottage, a gravelled, south-facing seating area provides a sheltered spot, perfect for al fresco dining or simply enjoying the tranquil surroundings.

A driveway accessed through double gates leads to the garage with light and power connected, on the other side of the driveway there is a workshop/store. Above the garage, accessed from the garden, there is a versatile studio, ideal for use as a home office, artist's studio, or hobby room. In addition, there is tool shed which is of solid construction, and a timber garden shed.

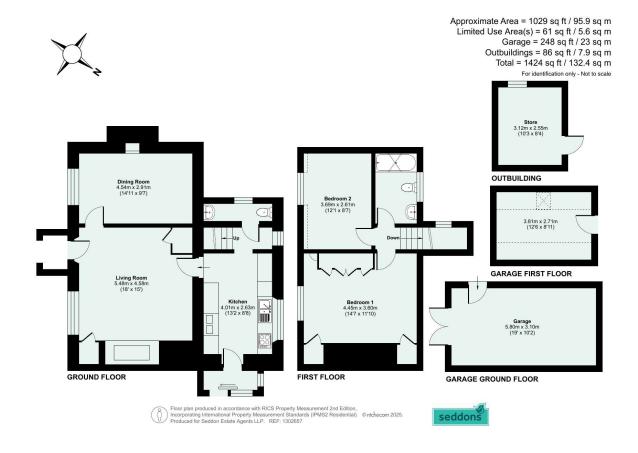








Higher Croft, Skilgate, Taunton, Somerset, TA4 2DQ



The current owners have had plans drawn up and approved for a further extension of the kitchen, and two additional bedrooms above, which are available by request.

Tenure: Freehold.

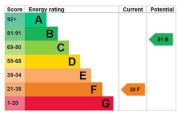
Local Authority: Somerset West and Taunton Council.

Utilities Mains electricity and water. Oil fired central heating. Drainage is by way of a septic tank.

Council Tax D

Directions From Bampton proceed out of the village in the Taunton direction on the B3227 for approx. 2 miles, proceed through the village of Shillingford, pass the bus stop on the right and take the next left into Bowdens Lane. Proceed for approx. 2 miles and take the left hand turn signed for Skilgate. Continue for half a mile and turn right for Skilgate. Proceed up the hill then turn to the right and the property will be found a short distance along on the left, opposite The Old Rectory. Look out for the red post box.

Energy Performance Certificate (EPC)



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