

STAGS

Burnells Garden

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Dunster, Minehead, Somerset, TA24 6TX

Minehead 5.4 miles. Dulverton 13.1 miles. Taunton 23.8 miles.

A substantial semi-detached home with equestrian facilities, paddocks, gardens, garage and parking. Attached cottage available by separate negotiation.

- Rural location with views In Exmoor National Park
- Gardens and parking
- Excellent equestrian facilities
- Wonderful riding and walking nearby
- Freehold.
- Spacious 3 bedroom accommodation
- 8 acres of good pasture
- Large double garage and home office
- Adjoining cottage also for sale
- Council Tax: D. EPC: F.

Guide Price £695,000

SITUATION

Burnells Garden enjoys a superb rural situation set back off a quiet country lane between Dunster and Wootton Courtenay within Exmoor National Park. Dunster, 2 miles away, is a beautiful medieval village boasting its own Castle and a Medieval Yarn Market. The comprehensive amenities of Minehead are 5.5 miles away. The property is ideally located to take advantage of the excellent opportunities to walk and ride on the open slopes of the moor via the nearby bridleways and footpaths. The property lends itself to an ideal work/life balance. The north coast is just 5.5 miles away.

DESCRIPTION

Burnells Garden is a large semi-detached period property offering flexible and well-proportioned accommodation arranged over three floors with generous room sizes, attractive outlooks and a highly practical layout.
The excellent location, together with the stables and paddocks and wonderful out-riding, make the property ideal for equestrian pursuits and enjoying the surrounding countryside.







ACCOMMODATION

The front door opens into a glazed porch, leading through to a spacious garden room enjoying delightful views over the garden and access into the main hallway. From here, the accommodation flows into the generous sitting room, a light and airy space centered around an attractive fireplace with inset stove. Patio doors connect seamlessly back to the garden room, while French doors open directly onto the garden, creating an ideal space for both relaxing and entertaining. Leading on from the sitting room is the charming dining room, featuring a tiled floor, exposed character beams and fitted cabinetry. A door from the dining room opens into the conservatory, a bright and inviting space designed to maximise natural light, with an external door providing access to the side of the property. The kitchen is accessed directly from the dining room and is fitted with a range of units, a sink with drainer, plumbing for both a dishwasher and washing machine, space for a cooker and fridge/freezer, together with a fitted Aga range. A useful downstairs WC is situated off a small hallway adjoining the kitchen.

On the first floor, bedroom one is a well-proportioned double room with a box bay window framing beautiful views. Bedroom two is also a comfortable double bedroom, benefiting from fitted shelving and a useful storage cupboard. The family bathroom is fitted with a three-piece suite comprising a corner bath with shower over, wash hand basin and WC. A staircase from the landing rises to the second floor, where bedroom three provides a spacious and characterful room enjoying lovely views over the garden and surrounding countryside beyond.

OUTSIDE

The property is approached from the lane over the driveway providing off road parking. To the side is a large double garage and an office and WC. The garage is fitted with solar panels. There is a small paddock adjoining the driveway. The majority of the land, together with the stables and a large American barn with internal stables and enclosed yard are situated opposite the property on the other side of the lane. The land is well fenced with water. The paddocks have part river frontage with fishing rights.

SERVICES

Mains electricity and mains drainage and shared private water Oil fired central heating. Mobile data services available. Standard broadband available. (OFCOM 2026).
Somerset Council Tax Band D.

VIEWING

Strictly by appointment with the agent.

AGENTS NOTE

The attached cottage next door is also available for purchase through Stags.

DIRECTIONS

From the A39 take the A396 through Dunster and just before entering Timberscombe take the right hand turn signposted Wootton Courtenay. Proceed for a quarter of a mile and on a sharp bend turn right into Knowle Lane where the property will be found after half a mile on the left hand side.

WHAT3WORDS

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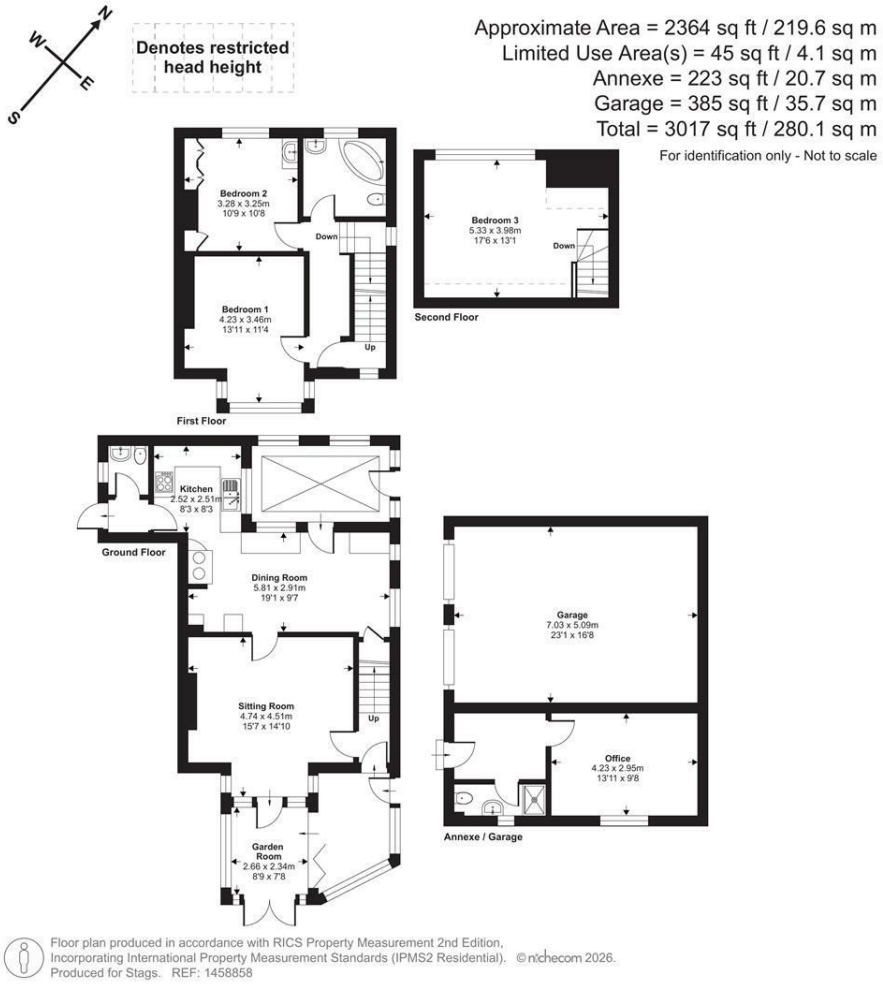


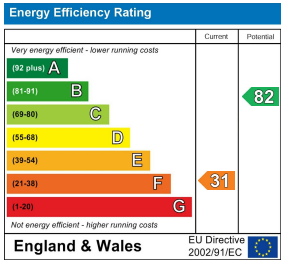




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13 Fore Street, Dulverton,
Somerset, TA22 9EX

dulverton@stags.co.uk

01398 323174