



Offers In The Region Of £385,000

3 Bedroom Cottage for sale

Rock Cottage Hollam Lane, Dulverton





Overview

A beautifully renovated detached cottage offers a blend of traditional character and modern living, quietly positioned off Hollam Lane in the sought-after town of Dulverton. This charming three-bedroom home enjoys stunning views across the rooftops and countryside, encapsulating all the appeal of Exmoor living.

SOME IMAGES HAVE BEEN STAGED FOR THE BUYERS CONVENIENCE



Key Features

- CHARACTER COTTAGE
- FULLY RENOVATED
- 3 BEDROOMS
- STUNNING VIEWS
- PRIVATE TERRACED GARDEN
- UTILITY ROOM
- WHAT3WORDS///sheds.statue.stilted





A beautifully presented, fully renovated detached cottage situated in the heart of the desirable town of Dulverton, this exquisite property blends authentic character features with modern comforts, creating an inviting and stylish home ideal for family life or as an idyllic retreat.

Upon arrival from Hollam Lane, a welcoming front door draws you into an inner porch, opening into a generously proportioned dining area. This room is adorned with a feature stone pointed fireplace, offering a delightful centrepiece. The entire ground floor boasts elegant, tiled flooring, contributing to a sense of continuity and sophisticated charm.

Continuing into the cosy sitting area, impressive feature beams delineate the space, complemented by an inset woodburning stove. Large windows afford beautiful views stretching towards Dulverton High Street, making it a perfect spot to relax and take in the tranquil atmosphere.

The thoughtfully fitted kitchen provides extensive work surfaces and is equipped with a range of integrated appliances, perfect for those who enjoy home cooking and entertaining. A separate utility room, complete with an original stove and a separate cloakroom, offers additional functionality while maintaining the cottage's heritage.

Upstairs, three generously sized bedrooms impart a restful sanctuary, each flooded with natural light. The stylish modern shower room caters effortlessly to family needs.

Externally, this property continues to impress with its layered terraced side gardens, a summer house, and a small, wooded nook that enjoys far-reaching panoramic views across Dulverton and over the gentle tapestry of the neighbouring Exmoor countryside. The garden's south-west aspect captures sun throughout the day, and a side pathway provides practical access to the rear courtyard—an ideal haven for quiet reflection or social gatherings.

Dulverton offers a thriving local community with an array of shops, a post office, chemist, doctors, library, and recreational facilities, all just moments from your door. Nearby, families will delight in the primary school and various services, while the artful high street invites exploring local boutiques and cafes.

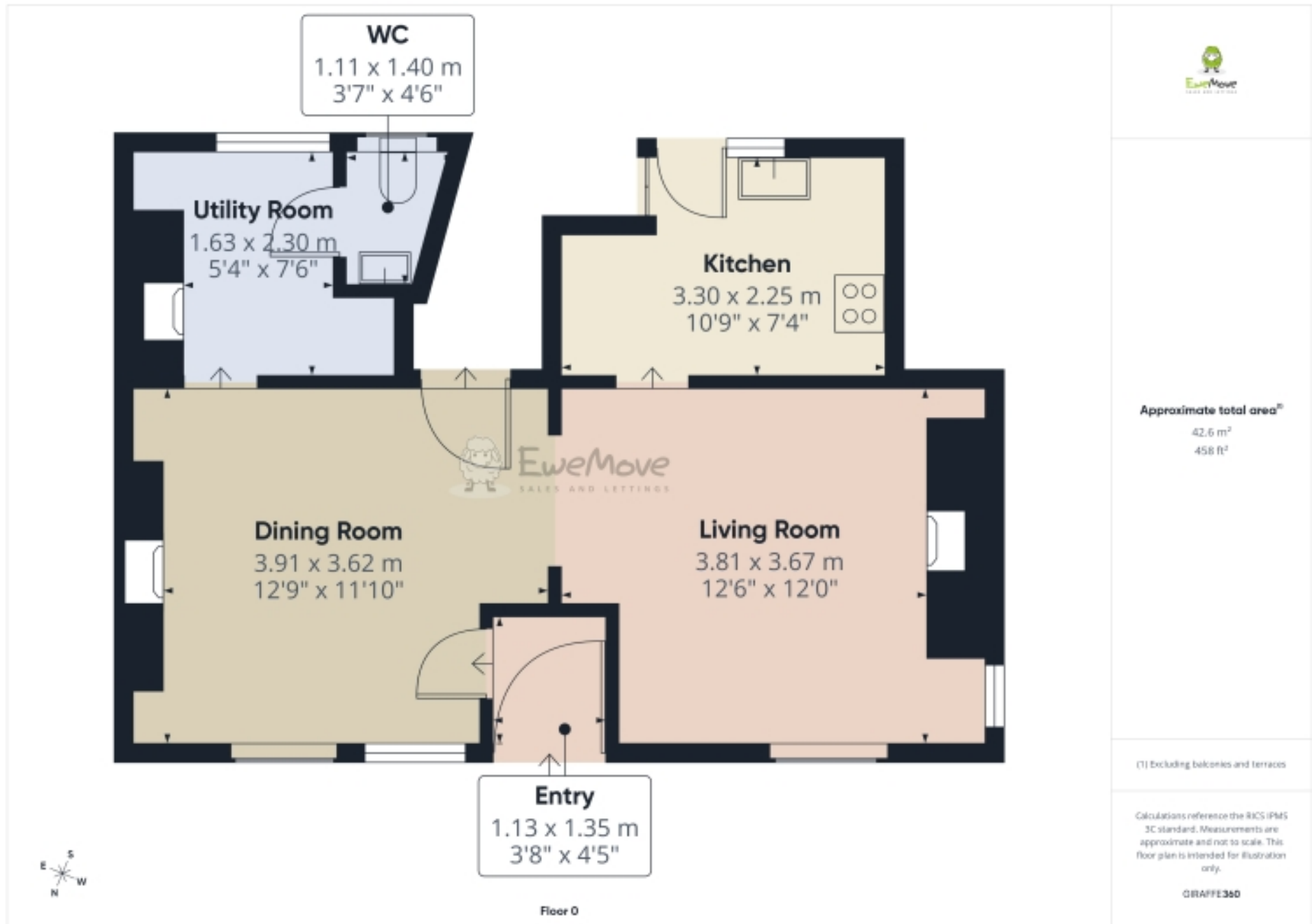


For those inclined toward adventure, the stunning open landscapes of Exmoor are just beyond, offering countless opportunities for scenic walks and horse riding across undulating moorland and dramatic river valleys. Outdoor lovers will enjoy easy access to Haddon Hill and Wimbleball Lake, both acclaimed for walking, fishing, sailing and wildlife watching. There's also quick road access to Tiverton (with the renowned Blundells School, further retail opportunities, and links to the M5), as well as the spectacular North Devon coastline, offering a host of beautiful beaches and watersports.

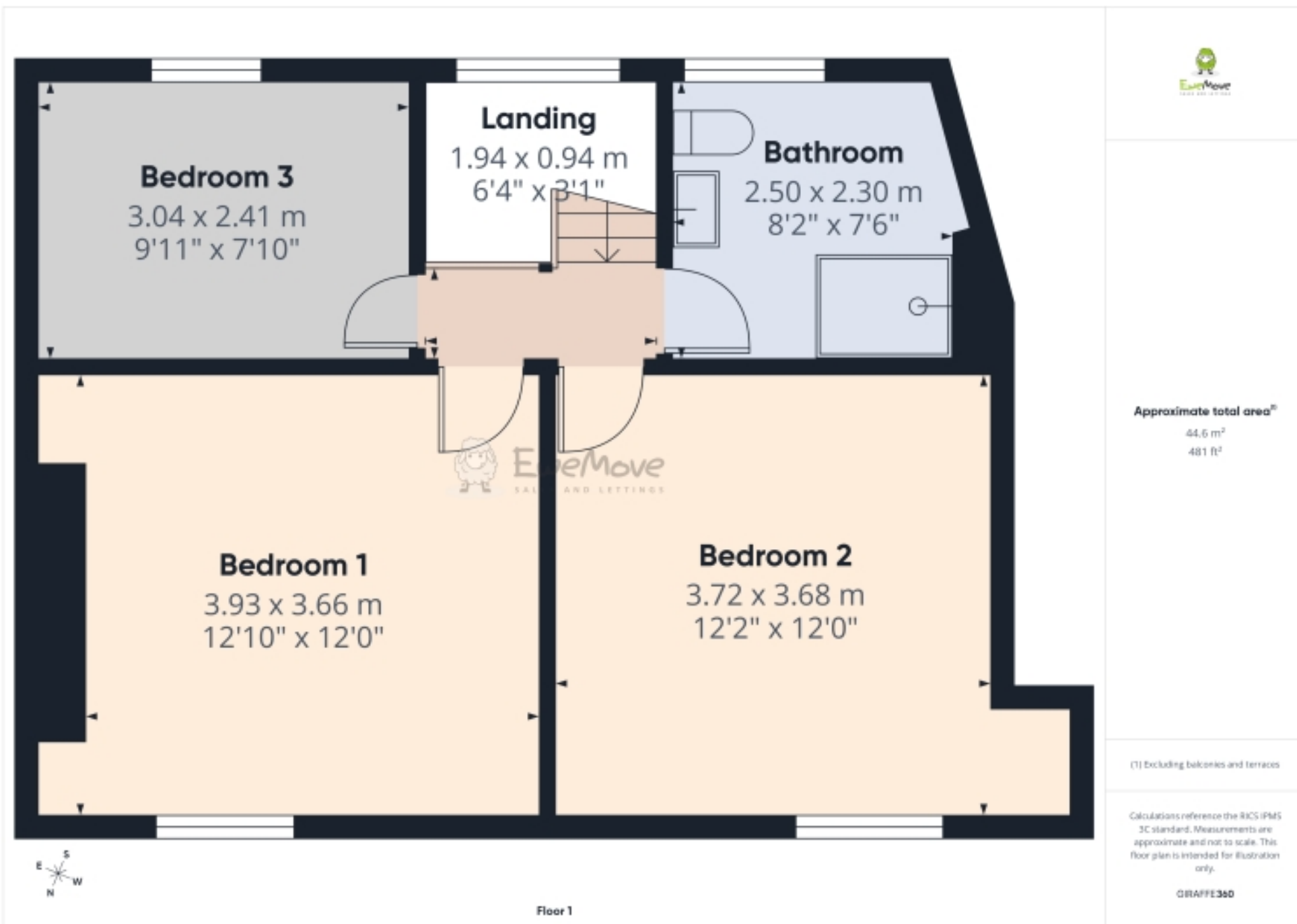
Please note, on-street parking is readily available, and residents may apply for a nearby parking permit. The property comes with no onward chain for a hassle-free transition. There is a managed 5-year Japanese Knotweed programme in place in consultation with Exmoor National Park; further details are available on request.

This outstanding detached cottage truly captures the essence of rural living, paired with convenience and comfort. Early viewing is highly recommended to fully appreciate all that this unique home has to offer-please arrange a viewing to experience its charm for yourself.

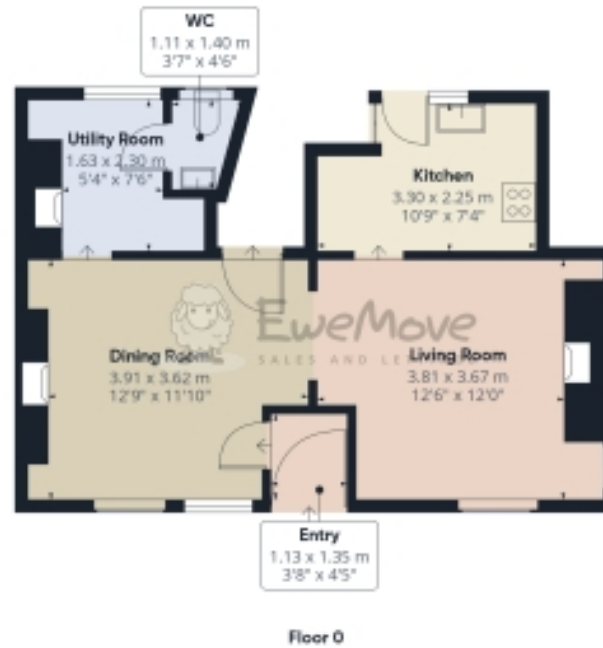
Floorplans



Floorplans



Floorplans



Approximate total area*
87.2 m²
939 ft²

(*) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFE360

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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