

Foxwood







Foxwood,

Waddicombe, Dulverton, , TA22 9RX

Dulverton 4.4 miles; Tiverton 13.5 miles; Taunton/Mainline railway station 33.1 miles

---

Set within a peaceful 0.53 acres with wonderful views, this superb 3-bedroom, single storey home offers an exciting opportunity to develop further, if required. EPC: E.

- Peaceful location
- Countryside views
- Spacious accommodation
- Ample parking
- Opportunity to extend upwards (Subject to permissions)
- 0.53 Acres
- 3 Bedrooms
- Home Office and outbuildings
- Council Tax: D. EPC: E
- Freehold

Guide Price £585,000

Stags Dulverton

13 Fore Street, Dulverton, Somerset, TA22 9EX

01398 323174 | dulverton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

STAGS

@StagsProperty

SITUATION

Foxwood occupies a private quiet location just south of Exmoor National Park, an area renowned for some of the finest countryside and a designated Area of Outstanding Natural Beauty. Situated in an elevated position it enjoys wonderful views across the valley. The property lies on the edge of the small hamlet of Waddicombe. Dulverton, just 4 miles from Foxwood, known as the gateway to Exmoor is a bustling country town with a church, speciality shops, inns, restaurants, butchers, a small supermarket ,doctor and veterinary surgeries.

Tiverton (14 miles) offers further shopping and entertainment facilities and the well-known Blundells School together with easy access to the M5 and mainline railway station at Tiverton Parkway. The university and cathedral city of Exeter (27 miles south) boasts a wealth of shopping, recreational and leisure facilities. To the east of the city, Exeter Airport offers national and international flights.

Situated just outside the Exmoor National Park, the property is ideally located to take advantage of the extensive walking. The North Devon coastline has an excellent range of beaches from which to enjoy numerous water sports.

DESCRIPTION

Situated in a peaceful rural setting, this single-storey residence presents a rare opportunity to create an exceptional home with excellent potential to extend upwards, subject to the necessary permissions. The current owners have had plans drawn up and are available upon request. The property offers scope to create a spacious and beautiful home significantly enhancing its accommodation.

ACCOMMODATION

A front entrance door opens into a welcoming reception hall, providing access to the majority of the accommodation. The well-proportioned sitting room is a light-filled, dual-aspect reception room centred around a fireplace, creating an attractive principal living space.

The generously proportioned dining room forms the heart of the home, providing an excellent space for family dining and entertaining, with direct access to both the kitchen and the bedroom accommodation. The kitchen is fitted with a range of wall and base units with work surfaces over, incorporating an integrated double oven and enjoying a pleasant outlook over the surrounding gardens. Adjoining the kitchen is a particularly spacious boot room/utility, fitted with further storage units, an inset sink and an oil-fired AGA, together with independent external access.

The property offers three double bedrooms. The principal bedroom is situated towards the western side of the property served by an en suite shower room, whilst bedrooms two and three are located to the eastern side. The cloakroom has ample space to fit a shower if required.













OUTSIDE

Access from the private lane leads to a driveway with parking for several cars and the garage. To the front is a substantial building currently used as a home office but could be used for a variety of uses such as a gym. There is also a range of outbuildings and a garden shed providing excellent storage and workshop facilities and offering scope for a variety of alternative uses, subject to any necessary planning consents. The generous garden lies to the front and to the side with grassed areas of lawn and space for seating areas.

SERVICES

Mains electricity, private water and private drainage. Standard broadband available, data services vary (OFCOM 2026).

Local authority: North Devon Council

VIEWING

Strictly by appointment with the agents please.

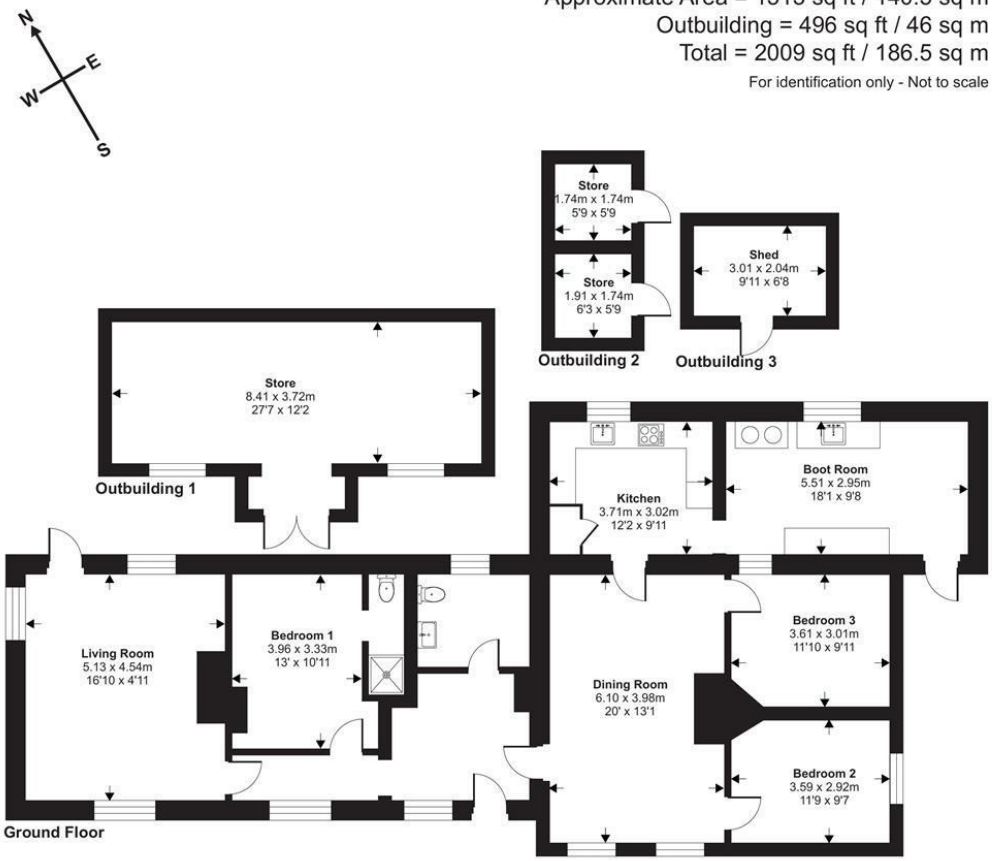
DIRECTIONS

Leave Dulverton via Northmoor Road and turn left at Marsh Bridge. Proceed over the bridge and follow the road for two miles to Five Cross Way, then fork left signposted West Anstey/ Yeo Mill. Proceed until and take the next turn left signposted 'RHYLL' and continue. At the bottom of the hill turn left by the post box and Foxwood will then be found the second driveway on the left.

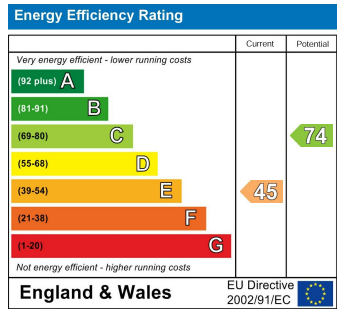
WHAT3WORDS

///shameless.nutty.silence

Approximate Area = 1513 sq ft / 140.5 sq m
Outbuilding = 496 sq ft / 46 sq m
Total = 2009 sq ft / 186.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1482544



STAGS

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.


MARTINI








STAGS