

Greenmount

Greenmount Station

Brushford, Dulverton, TA22 9AD

Brushford Village. Dulverton 2 miles. Tiverton 12 miles.

A superbly appointed detached, four bedroom bungalow in a sought after village, with gardens, driveway, garage and rural views. EPC: D

- Immaculately presented
- Countryside views
- Detached large garage
- Utility room
- Council Tax: E. EPC: D.
- Four bedrooms
- Kitchen/breakfast room
- Pretty garden
- Freehold

Guide Price £550,000

SITUATION

The property enjoys a peaceful setting on the edge of the picturesque village of Brushford, situated on the southern fringe of Exmoor National Park. The village provides a range of everyday amenities, including a local shop, village hall, the St Nicholas's Church, Brushford, and regular bus services to Dulverton and Tiverton.

Nearby Dulverton, often referred to as the 'Gateway to Exmoor', offers an excellent selection of independent shops and essential services, including a post office, pharmacy, doctors' surgery, veterinary practice, dental surgery, library and primary school. The town also benefits from a variety of recreational and leisure facilities.

Approximately 12 miles away, Tiverton provides a wider range of shopping, dining and entertainment opportunities, together with the renowned Blundell's School. Tiverton also offers convenient access to the M5 motorway and the mainline railway station at Tiverton Parkway railway station. The historic city of Exeter, approximately 29 miles distant, offers extensive retail, leisure, educational facilities and an airport.







DESCRIPTION
Greenmount occupies a desirable position within the charming village of Brushford and offers well-proportioned accommodation arranged over two floors. The property comprises a welcoming kitchen/breakfast room, living room, dining room and four generous bedrooms, providing comfortable and versatile living space. Complimenting the property, is its attractive and well-established garden, beautifully landscaped with a variety of mature trees, shrubs and planting, together with a pond, decking area and patio, creating an ideal setting for outdoor relaxation and entertaining. The property further benefits from ample driveway parking and a substantial detached garage.

ACCOMMODATION
Entering through the front door, you are welcomed by a generous porch with ample space for coats and shoes. From here, there is access to a spacious utility room with a WC. The bright and airy kitchen/breakfast room is fitted with a range of wall and base units, an integrated dishwasher, fridge, freezer, and oven, and provides plenty of space for a dining table. The kitchen leads through to the dining room, which enjoys direct access to the front garden. Flowing seamlessly from the dining room is the comfortable living room, where large windows frame the stunning surrounding countryside views. Also on the ground floor is Bedroom 2, a generously sized double room overlooking the garden, and Bedroom 3, another spacious double bedroom situated across the hallway. Completing the ground floor is a beautifully finished family bathroom, comprising a bath, separate shower, wash basin, and WC.

Upstairs, the impressive principal bedroom enjoys a triple-aspect layout with Velux windows that make the most of the far-reaching countryside views. Bedroom 4 is a versatile dual-aspect room, also featuring Velux windows, and is currently used as a bedroom but would equally make an excellent home office or study. Serving the first floor is a well-appointed bathroom fitted with a bath, separate shower, wash basin, and WC.

OUTSIDE
The property is approached via a driveway that leads into the generous garden, featuring a pond, fruit trees, and a well-maintained lawn. A decked seating area enjoys far-reaching views across the surrounding countryside, while a secondary access point leads to the large detached garage. From here, a pathway winds down to the house, opening onto a paved patio area.

SERVICES
Oil-fired central heating, mains drainage and water. Mobile data services available. Standard and Superfast broadband available. OFCOM 2026.

Local Authority - Somerset Council

VIEWING
Strictly by appointment with the agent please.

DIRECTIONS
From Dulverton take the B3222 south through Battleton. Upon entering Brushford, turn right immediately before the shop into New Road Brushford, take the next right hand turn and Greenmount will be found shortly on your right.

WHAT3WORDS
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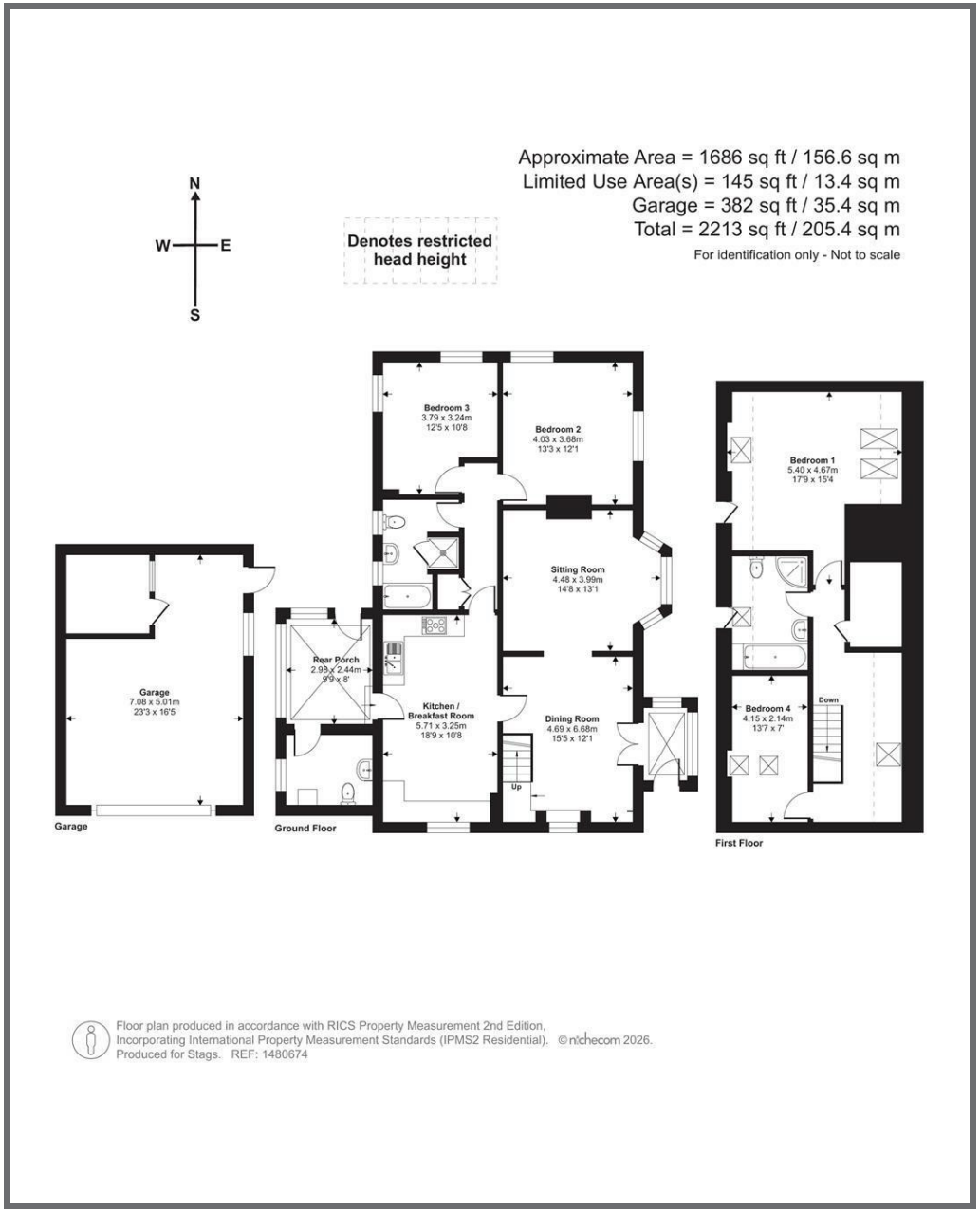


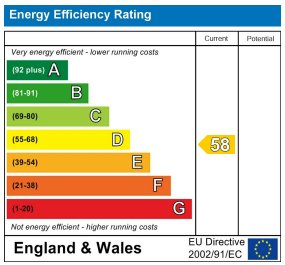




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