

RBYSHIRE'S

Village and Country



COTTAGE, MARSH, HONITON £475,000

situated equestrian property with good-sized family house, stabling, 4 bedrooms, 2 bathrooms, sitting room, dining room, study/office, utility, stabling and useful outbuildings, railed paddocks, outdoor manege, gardens with heated pool
- about 2.5 acres.



Property Problem Solver



Why is it that finding the right house is such a difficult task?

Every house buyer should have a shopping list, a prioritised list of requirements that includes everything from location to accommodation, and it really helps to write it down. And if you're not the only person involved in the decision-making process, it ensures that you're all looking for the same thing. Also consider how your life might change over the course of the next three to five years. There are so many examples of people moving to the country and starting a family, then finding they are wrongly placed for schools.

Finally, don't let your aspirations overtake your lifestyle. If what you need is a four-bedroom house with a garden in a village location, don't get tempted by something much bigger with land in a remote spot that you find you can afford. Not only will it not suit your way of life, it will also cost a lot more to run and maintain, and an important part of your lifestyle is your disposable income!

**Amanda Ake, Stacks Property Search & Acquisition,
Stacks.co.uk/services**

Major change in West Somerset property market!

Winner of the 2010/11 Gold Award RICS Best Medium Estate Agency Chain in the UK, Webbers (Webbers.co.uk) has announced that Andrew Hobbs, of Richardsons Estate Agents in Minehead, has joined the company to head up its latest services for West Somerset.

Andrew commented, "Though of course I'm sad to see Richardsons, Minehead's longest-established estate agents, close its doors after 113 years, I am excited at the superb new services that we will be able to offer through Webbers for the whole of the West Somerset and Exmoor property market."

Luxurious lettings

The UK has a huge array of large country houses, steeped in heritage, full of antiques and set in peaceful surroundings, where you can now stay with the help of landedhouses.co.uk. You can search for anything from weekend breaks and family holidays to weddings and birthday parties at surprisingly reasonable prices. The houses featured on the website can cater for large groups of 18+ people.

Many of the properties offer extra activities such as shooting days and cooking classes on request, while others offer luxury spa treatments and a butler service. Somerset properties include Northmoor House in Dulverton, a magnificent Victorian house set in the woodlands of Exmoor National Park, and Bindon Country House (pictured right) near Wellington, a 17th-century property with an outdoor heated swimming pool and tennis court.

