



**STAGS**

Huntscott Cottages



# Huntscott Cottages

Huntscott, Wootton Courtenay, TA24 8RR

Porlock 5.5 miles Minehead 7 miles Taunton/M5 30 miles

- Quiet Hamlet Location
- Character Period Cottage
- Moorland Views
- Fantastic Outriding and Walking
- Stables and Outbuildings
- Paddocks
- Potential for Dual Occupancy or Let
- In Need of Refurbishment

**Guide price £450,000**

## SITUATION

This character property occupies a very peaceful setting in the quiet hamlet of Huntscott, nestling below Dunkery Hill within the Exmoor National Park. Surrounded by superb walking and riding and just a short distance from the popular village of Wootton Courtenay which has a general store with post office, church and village hall. The coastal village of Porlock is just 4 miles away and is a charming village with good local facilities and a thriving community.

Minehead, 7 miles away, has a range of shops and entertainment facilities, beaches, a hospital, a small picturesque harbour and also offers quality schooling for all age groups. The county town of Taunton, 29 miles away, has extensive retail and commercial facilities, together with access to the M5 and a main line station with fast trains to London. It also has three independent schools, a theatre and the Somerset County Cricket Ground.

## DESCRIPTION

The property stands in delightful gardens offering versatile accommodation, presently divided into two cottages giving the opportunity for a letting unit or dual occupation if required. Both cottages would benefit from refurbishment. The excellent location with the stables, paddocks and access to wonderful riding country make the property ideal for someone with an interest in equestrian pursuits.



A character cottage currently split into two, in a wonderful setting nestling below Dunkery Hill with stables and paddocks







## ACCOMMODATION

The cottage has a central front door to a small hall currently providing access to both sides of the property. On the ground floor there is a small modern kitchen adjacent to a large sitting room with panelled walling and a feature fireplace incorporating a dual fuel stove. Glazed double doors lead to the garden. The living room has an open fireplace and leads to the dining room with oil fired Rayburn, small kitchen and cloakroom beside. A rear porch provides access to the garden and lane.

Two staircases lead to the first floor where there are two large bedrooms, two smaller bedrooms with two bathrooms and a store room.

## OUTSIDE

To the front of the property is a small enclosed gravelled area. To the side and rear is an enclosed garden mainly laid to lawn with flower borders and shrubs. A five bar gate over a gravelled driveway gives access to a small stone piggery and plenty of parking by the stables.

Opposite the cottage is a stone open-fronted garage and an attached store, large vegetable garden and another separate small store shed beside a gate to the field. There is also a small enclosed area which could be another garden or chicken run.

## THE LAND and STABLES

The land is in two separate parcels. Adjacent to the house and stables is a small paddock with a stream running along the side providing natural water. On the opposite side of the lane is a 2.3 acre paddock with a field shelter.

The equestrian facilities include a stable block containing 5 stables and a timber storage building for tack.

## SERVICES

Mains electricity. Private water and drainage. Broadband available.

## VIEWING

Strictly by appointment with the agents please. Stags Dulverton Office 01398 323174 or [dulverton@stags.co.uk](mailto:dulverton@stags.co.uk).

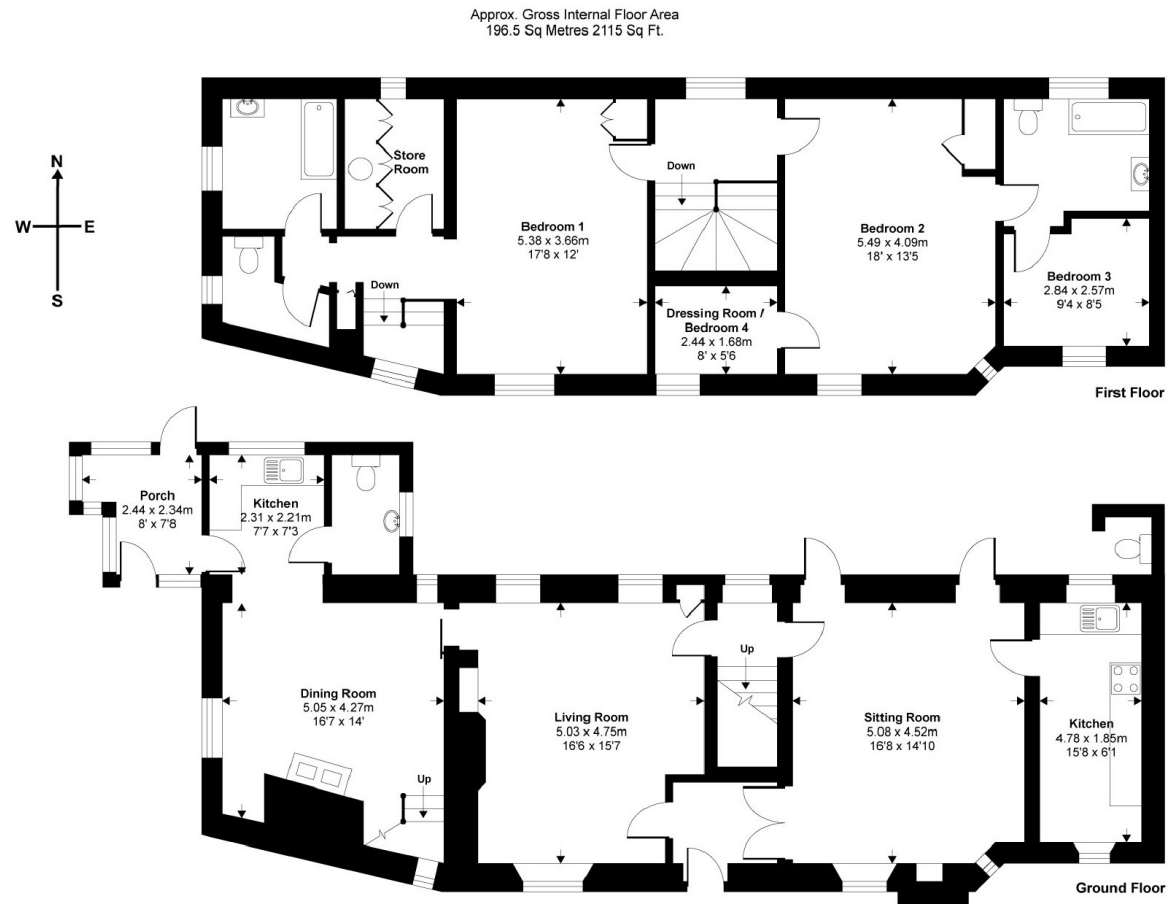
## DIRECTIONS

From Minehead take the A39 in the direction of Porlock. After approximately 2.5 miles from Minehead take the second left turn signposted Wootton Courtenay. Follow this road to the edge of the village of Wootton Courtenay and turn right signposted Huntscott, Luccombe and Horner. Continue into the hamlet of Huntscott and the property will be found in the centre on the right hand side.

## COUNCIL TAX

Huntscott Cottage: Band B (2017/2018)

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

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