



Higher Hopcott House







# Higher Hopcott House

Hopcott Road, Minehead, TA24 8DP

A substantial period farmhouse enjoying views towards North Hill on Exmoor with gardens, grounds and an array of traditional stone outbuildings . EPC Band D.

- Well proportioned period farmhouse
- Farmhouse Kitchen/Breakfast room
- 6 double bedrooms
- Gardens and grounds
- Further land (15.91 acres) available by separation negotiation
- Traditional courtyard of stone outbuildings
- 3 reception rooms
- 3 bath/shower rooms
- In all, 3.87 acres
- Freehold. Council Tax band G

Guide Price £995,000

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@StagsProperty

## SITUATION

The property is in a rural, but accessible position on the outskirts of Minehead town and just outside the Exmoor National Park boundary. Higher Hopcott House is set in a privileged rural position, where you are surrounded by beautiful countryside with access to outstanding walking and riding routes. Despite being in such a rural location, it benefits from being situated just on the outskirts of Minehead, which offers comprehensive amenities as well as junior and senior schools. The West Somerset Coastline, Exmoor, the Quantock Hills and the Brendon Hills are all within easy reach providing excellent recreational opportunities. The county town of Taunton (24 miles) has extensive retail and commercial facilities, together with three independent schools and the Somerset County Cricket Ground. There is access to the M5 motorway (Junction 25) and a main line station with fast trains to London Paddington. Exeter (49 miles) has excellent amenities and an international airport.

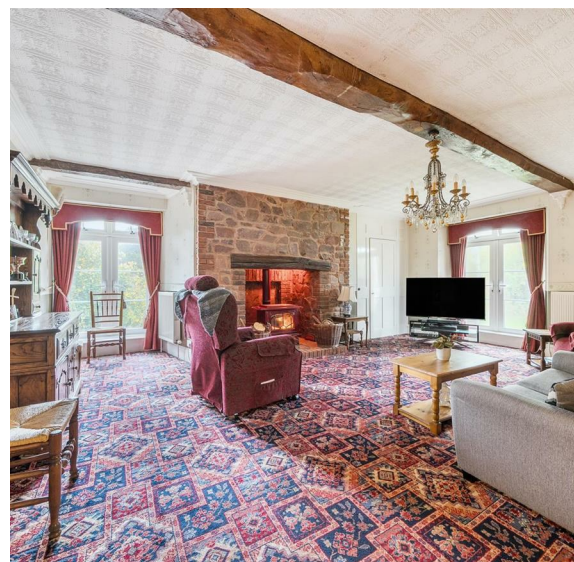
## DESCRIPTION

Approached along a short private sweeping drive, the farmhouse enjoys a classic English farmhouse setting in a courtyard of stone outbuildings. The house, which originally formed part of a working farm is complemented by an array of useful barns which could be converted to extra accommodation, subject to the necessary planning permissions. A former mill formed part of these buildings and part of the stone leat can still be seen running alongside the gardens. The house, exhibiting a wealth of period features benefits from large well-proportioned rooms with impressive ceiling heights. The gardens and grounds surround the property.

## ACCOMMODATION

The front door opens into an enclosed glazed porch, which leads into a grand hall with a sweeping staircase to the first floor, original slate flooring and a stunning coffered ceiling. The generous sitting room is a very light and airy room with a large bay window, feature fireplace, central ceiling rose and coving. The dining room, again a generous sized room with two sets of glazed doors leading to the outside, an inglenook style fireplace inset with a wood burning stove and beamed ceiling. The dual aspect kitchen/breakfast room with a beamed ceiling is fitted with a range of wall and base units, double oven Aga inset in a recess, central island, integral fridge, oven, hob and tiled floor. Leading off the kitchen is a larder. The front hall leads into a rear hall with a second staircase. To the western side of the house is a study/snug with beamed ceiling and access to the conservatory. Also on the ground floor is a utility, a laundry room, a cloakroom and the boiler room.

Stairs lead up to the landing giving access to the bedrooms. The spacious master bedroom has a bay window and door to the 'Jack & Jill' bathroom. This bathroom is fitted with a bath, shower, double sink unit and WC. Bedroom two is dual aspect and has an en suite bathroom. There are four further double bedrooms and another bathroom.





## OUTSIDE

Higher Hopcott House is approached via a private driveway through stone pillars providing a wonderful sense of arrival and expectation of the property to come. The driveway leads to a courtyard with ample parking adjacent to the house and access to the outbuildings. A gate leads to the front walled garden where you will find a path to the house, a lawned area and places to sit and enjoy the peaceful location. To the side is a large raised terraced area where one can also sit and enjoy the views over the arboretum to the countryside beyond. Steps lead down to the arboretum and the original lead stone channel. The arboretum is quite a feature and planted with many specimen trees. At the rear of the property is a courtyard with a large greenhouse, lawned area and a collection of stone outbuildings. There are two further garden areas below the lawn. To the left of the driveway is a further area of amenity ground.

There is further 15.91 acres of pasture available by separation negotiation.

There is a public right of way over the first part of the driveway.

## OUTBUILDINGS

Higher Hopcott Farmhouse offers an excellent range of traditional stone outbuildings which create a courtyard setting. To the eastern side is a two storey barn formerly a working mill. Parts of the leat can still be seen. Attached on the south western side of this barn are two further barns. Standing alone in the courtyard is double storey height stone barn which was originally a granary barn. To the west of the house is a further array of stone outbuildings comprising of an open fronted linhay, five stables and a double storey stone barn. At the rear of the linhay is another barn. The outbuildings have huge potential for uses such as a gym, studio, home office, extra accommodation, workshop or even storage for classic cars (subject to any necessary planning permissions).

## SERVICES

Mains electricity. Private drainage by way of a septic tank. Type and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection. Private water. A supply of this spring water will be available for the purchasers to use for a reasonable period to be agreed with the vendors whilst the purchasers install their own supply. Oil fired central heating. PV panels. Ofcom predicted broadband services - Standard: Download 28Mbps, Upload 5Mbps. Ofcom predicted mobile coverage for voice and data: EE , O2, Vodafone and Three OFCOM 2025. Local Authority: Somerset council.

## AGENTS NOTE

Available to purchase as:

Hopcott House (3.8 acres) - £995,000

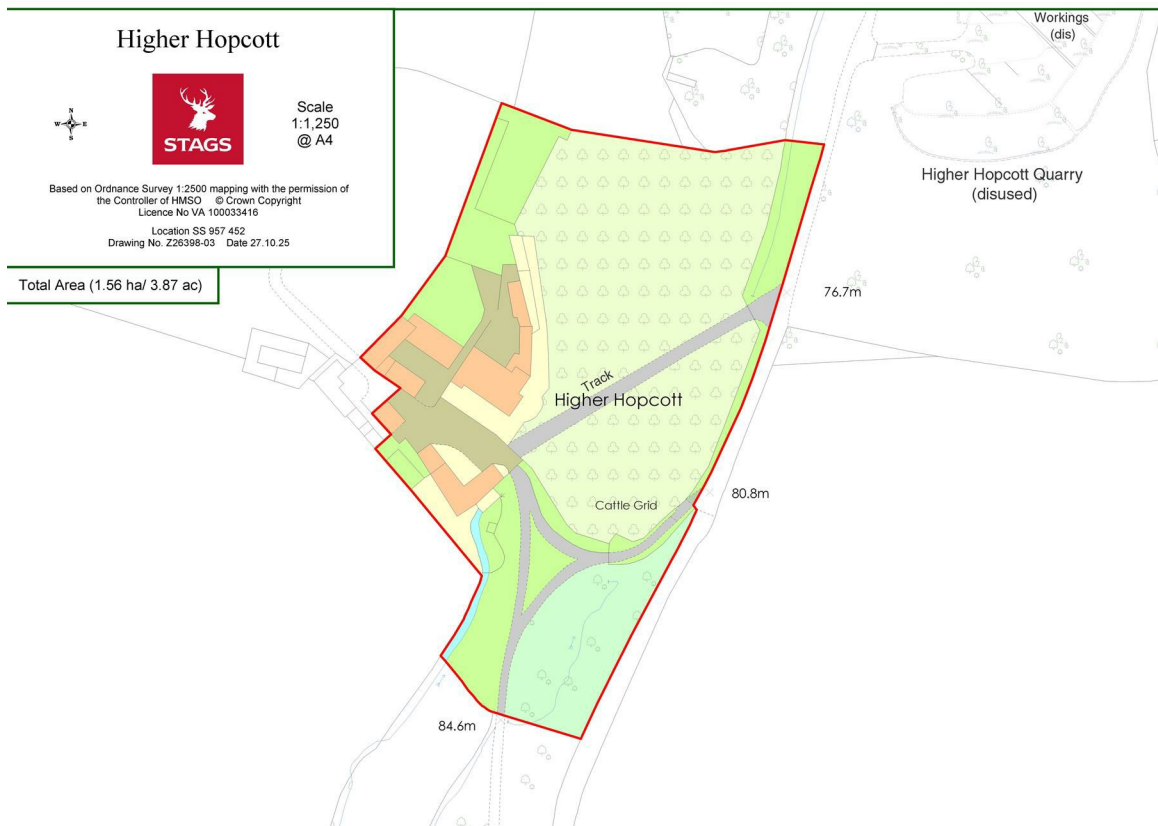
Hopcott House & Cottage (3.9 acres) - £1,120,000

Hopcott House & Land (19.7 acres) - £1,150,000

Hopcott House, Cottage & Land (19.8 acres) - £1,260,000

## DIRECTIONS

Coming from the Taunton direction on the A39, at Alcombe roundabout take the A39 along Hopcott Road towards Porlock. Pass the fire station on your left and just after the Hopcott Close on the right, turn left into Hopcott Lane. Continue up the lane and take the first turning right signed Higher Hopcott. Continue over the cattle grid and take the right fork to the house.



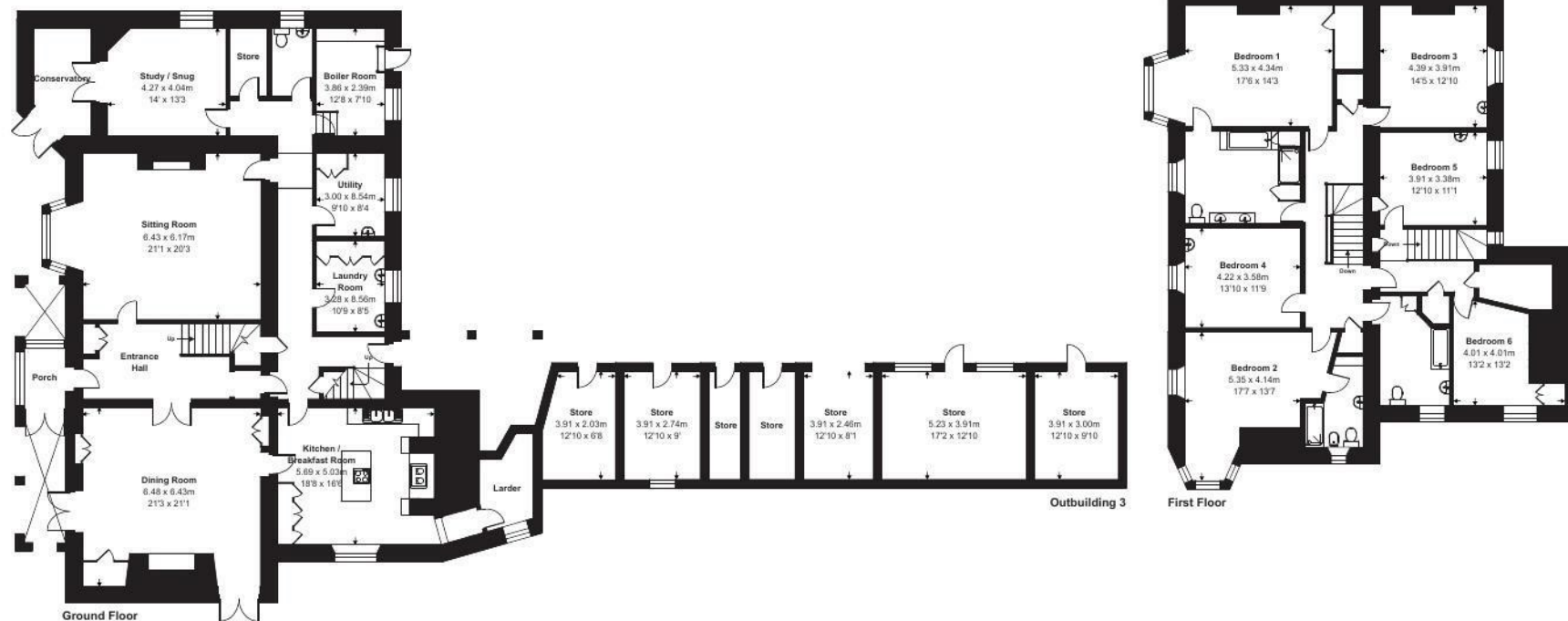


Approximate Area = 4714 sq ft / 437.9 sq m (excludes carport)

Outbuilding(s) = 5885 sq ft / 546.7 sq m

Total = 10599 sq ft / 984.6 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). © nitchecom 2025. Produced for Stags. REF: 1362773



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.

| Energy Efficiency Rating                    |           |                                                                                                               |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                     |
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           | <b>85</b>                                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            |           |                                                                                                               |
| (55-68) <b>D</b>                            | <b>66</b> |                                                                                                               |
| (39-54) <b>E</b>                            |           |                                                                                                               |
| (21-38) <b>F</b>                            |           |                                                                                                               |
| (1-20) <b>G</b>                             |           |                                                                                                               |
| Not energy efficient - higher running costs |           |                                                                                                               |
| England & Wales                             |           | EU Directive 2002/91/EC  |



