

Hillway Farm







Hillway Farm,

Withypool, Minehead, Somerset, TA24 7RY

Occupying one of Exmoor's finest settings and enjoying breathtaking moorland views. This farmhouse, cottage, american barn, woodland, pasture and fishing is all set within 62.9 acres.

- Magnificent private setting with uninterrupted views
- Farmhouse
- Gardens and sun terrace
- Pasture and woodland
- No public rights of way
- Wonderful riding and walking a few minutes away
- 3 bedroom cottage
- American barn with stables
- Fishing
- Freehold

Guide Price £1,395,000

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SITUATION

Hillway occupies an outstanding and enviable private position in the heart of Exmoor National Park enjoying stunning moorland views. The house is situated at the end of a private drive. Both the house and cottage enjoy glorious views over the farm's land towards Withypool Common. Whilst enjoying a secluded setting, the property is within easy reach of nearby Withypool, one of Exmoors most popular villages with its famous Royal Oak Inn, a church, a village hall, post office and store.

The nearby town of Dulverton, 8 miles away is well known as The Gateway to Exmoor and offers a variety of shops, together with a post office, chemist, doctors, veterinary practice, dental surgeries, library, primary school and three churches. There are also good recreational facilities. The larger market town of South Molton is about 12 miles to the west. Communication links are good with the A361 link to the M5 at Junction 27. Tiverton Parkway is a mainline railway station providing regular services to London Paddington in under two hours.

INTRODUCTION

Approached via its own private drive, the property enjoys the most wonderful setting surrounded by its own land. The house itself includes a stunning drawing room and kitchen/breakfast room both with fine views towards the moor. Together with the cottage, outbuildings, land and fishing, this is an exciting opportunity to acquire a truly magnificent home in the most outstanding setting.

HILLWAY HOUSE

Upon entering the property, you are welcomed into the central hallway. From here, there is access to the kitchen/breakfast room, a generous utility room and stairs to the first floor. The spacious kitchen/breakfast room enjoys wonderful views and is well fitted with units, a double oven Aga stove, wood burning stove, plenty of space for a table and glazed doors leading out to the patio seating area. From the utility is a large storage room with scope for potential conversion to extend the living space subject to any necessary permissions.

On the first floor there is a beautiful double aspect sitting room with large picture window enjoying the most stunning views, fireplace with wood burner and glazed doors leading out on to the balcony. Beyond is the master bedroom with doors to the garden, the second bedroom and the family bathroom.

HILLWAY LODGE

Hillway Lodge provides spacious and well laid out accommodation with a history of successful letting. It features an open-plan kitchen and sitting room, three double bedrooms and a bathroom.

GARDENS AND GROUNDS

The beautiful garden is mainly to the front interspersed with mature shrubs and perennial borders. Outside the kitchen/breakfast room is a terrace, which provides seating and an alfresco dining area whilst enjoying the spectacular views. On the opposite side of the drive is a vegetable garden.

OUTBUILDINGS

The drive continues past the house to a modern agricultural American style barn (15.07m x 10.78m) housing six internal stables, a tack room and space for hay and straw storage.

To the side of the cottage is a useful stone outbuilding, whilst to the northern point of the farmstead is a Dutch barn with gated road access.

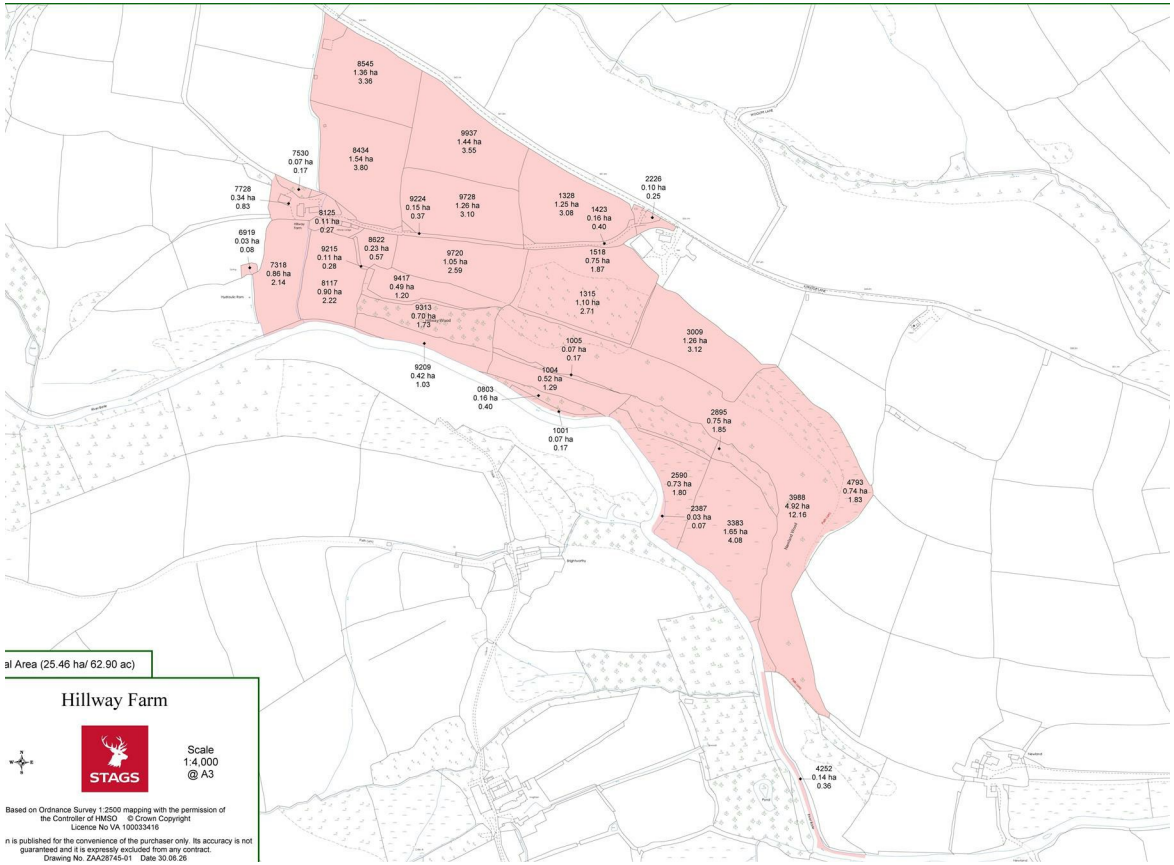












THE LAND

The land lies either side of the private drive and is all south facing. The land to the northern side of the drive is 17 acres of gently sloping pasture, split into five fields all bordered by mature hedges. The land lying to the south of the drive is a mixture of steeper grazing fields, ancient semi-natural broadleaved woodland, planted coniferous woodland, rough scrub and meadow fields adjoining the River Barle at the bottom.

FISHING

Included within the freehold are approximately 908 metres of single bank fishing rights and 310 metres of double bank fishing rights.

SERVICES

Mains electricity, private water and private drainage. Type and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection. Electric heating.
North Devon Council Tax Band E.

LAND MANAGEMENT

There is an active SFI agreement on the farm.

DESIGNATIONS

The farm is within the Exmoor National Park. It is not within a Nitrate Vulnerable Zone. The meadow fields are within the River Barle SSSI.

PLANS AND BOUNDARIES

A plan, which is not to scale and is not to be relied upon, is attached to these particulars. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.

SPORTING AND MINERAL RIGHTS

The shooting, fishing and mineral rights insofar as they are owned, are included with the freehold of the farm. The hunting rights are owned by the Badgworthy Land Company Ltd.

WAYLEAVES AND RIGHTS OF WAY

There are no public rights of way on the land.

The property is sold subject to and with the benefit of any wayleave agreements and any public or private rights of way or bridleways etc.

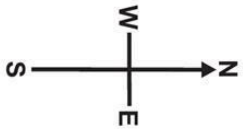
VIEWING

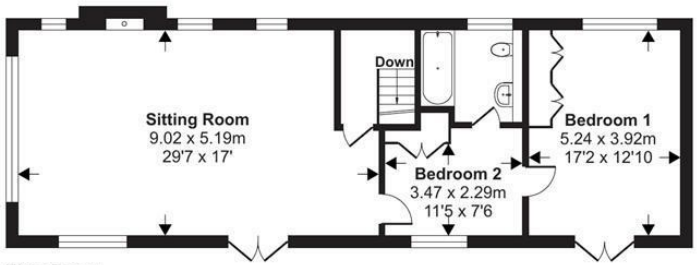
Strictly by appointment with the agents please.

DIRECTIONS

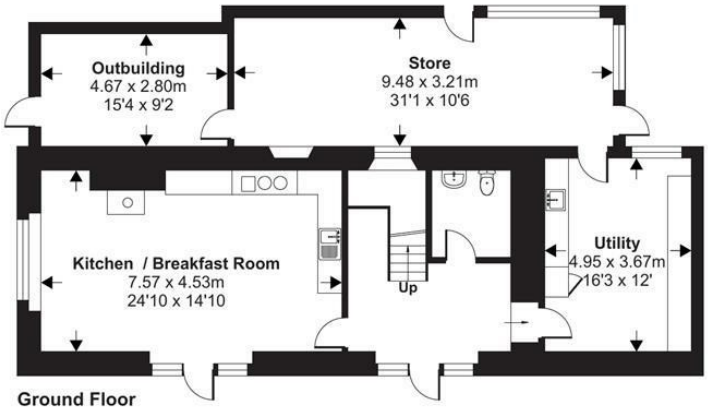
From Dulverton take the B3223 road across Winsford Hill and after approximately 7 miles at Comers Cross turn left signposted to Withypool. Turn right immediately after the Royal Oak Inn, continue past cottages and at reaching grass triangle turn left in to Kitridge Lane. Follow this lane and after approximately 1 mile you will find the drive into Hillway Farm on the left hand side.

Approximate Area = 2278 sq ft / 211.6 sq m
Annexe = 895 sq ft / 83.1 sq m
Outbuildings = 2008 sq ft / 186.5 sq m
Total = 5181 sq ft / 481.2 sq m
For identification only - Not to scale

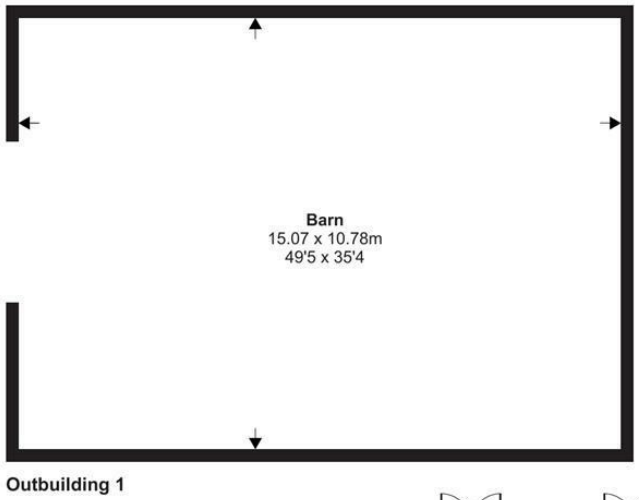




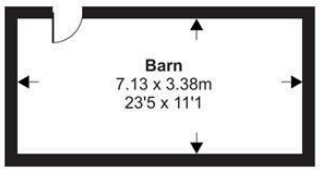
First Floor



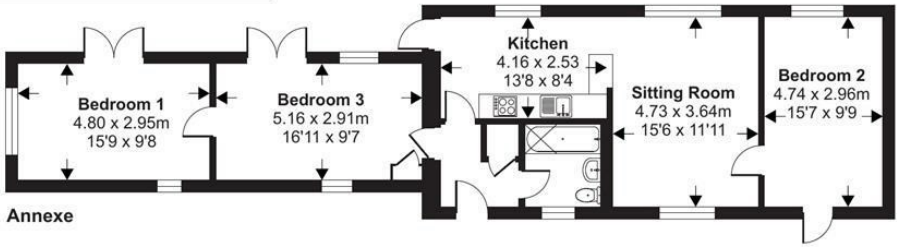
Ground Floor



Outbuilding 1

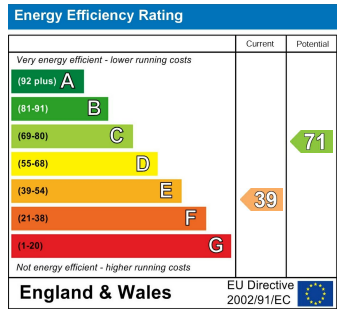


Outbuilding 2



Annexe

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1481074



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