

The Pack Horse, Allerford

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The Pack Horse, Allerford

Minehead, Somerset, TA24 8HW

Situated within a highly attractive National Trust village, this successful home and holiday letting business benefits from a delightful rural setting close to the amenities of Porlock and the coastal attractions of Porlock Bay, Porlock Weir, North Devon and set within the Exmoor National Park one of Somerset's most sought after locations.

- Exceptional lifestyle and income opportunity
- Characterful 3-bedroom owners' home
- Easy access to Minehead for supermarkets, shops and amenities
- Exmoor National Park location
- Recently undergone extensive renovation
- Successful and established holiday letting business
- Five successful Holiday Lets in total, a delightful detached cottage & four holiday apartments
- Only 1.5 miles from Porlock and Porlock Bay
- Easy access to the spectacular South West Coast Path.
- Freehold

Offers In Excess Of £1,250,000

Stags Holiday Complexes

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Introduction

This exceptional home and income opportunity has been successfully operating as a business for over 50 years, establishing a strong reputation in one of Exmoor's most sought-after locations. The property's enviable position attracts a steady stream of visitors, with easy access to a wealth of local attractions including Porlock Bay, the historic National Trust village of Dunster, and the breathtaking landscapes of Exmoor National Park.

Extending to approximately one-third of an acre, the grounds are attractively maintained and include gardens, stabling and ample private parking. The well presented owners' residence offers a wonderful blend of character and comfort, enjoying delightful views towards the iconic village bridge and the picturesque village beyond.

Representing a rare lifestyle and business opportunity, the property offers the chance to acquire a thriving, well-established holiday letting enterprise together with a quality owners' home in a truly idyllic coastal setting, surrounded by some of the finest countryside and coastline in the South West.

Situation

Set amongst breath-taking scenery, Allerford is supremely placed to take advantage of numerous attractions. They include its sister National Trust villages of Selworthy and Bossington. Porlock village and beach. The Southwest Coast Path. The Holnicote National Trust Estate, the wider Exmoor National Park, as well as Dunster and its castle (An historic village) . And North Devon's coastline including Lynton and Lynmouth.

Further afield. Taunton the county town lies 30 miles distant, with it's main line railway station linking to London Paddington. The M5 can be reached at either Taunton or Bridgewater, with Bridgewater J23 being approximately 32 miles.

The Pack Horse - Main House

At the heart of the property is a delightful owners' residence, offering beautifully proportioned accommodation full of character and warmth. The ground floor comprises an inviting entrance hall with cloakroom/WC, a comfortable sitting room, an impressive sitting/dining room ideal for entertaining, and a well-appointed kitchen centred around a traditional AGA.

The first floor provides a generous master bedroom with ensuite, two additional spacious double bedrooms and a family bathroom, creating comfortable accommodation for owners and their family. Complementing the house are a dedicated office/studio and separate laundry room, perfectly suited to the day-to-day management of the thriving holiday letting business.

The main house benefits from its own southwest facing private garden with Mediterranean planting and two large terraced areas ideal perfect for enjoying the sun and as private entertainment spaces.

Combining charm, practicality and a wonderful village outlook, the residence provides an exceptional lifestyle home in one of Exmoor's most picturesque coastal locations.

Bridge View

Bridge View is the largest apartment, extending to approximately 660 sq ft and occupying a desirable first-floor position with views towards the historic Pack Horse Bridge.

Recently refurbished to a high standard, the property offers well-presented and versatile accommodation comprising two spacious king-size bedrooms, one of which can be configured as a twin room if required. The apartment combines contemporary finishes with character features, creating a welcoming and stylish environment.

The generous panelled sitting/dining room provides an excellent space for relaxation, with direct access to a private balcony, perfectly positioned to enjoy the surrounding views and picturesque setting.

A modern, fully fitted kitchen is equipped with a comprehensive range of appliances and storage, while the accommodation is complemented by modern amenities throughout.

Honeysuckle

Honeysuckle is a charming recently refurbsihed first-floor apartment enjoying a peaceful riverside setting with attractive views across the countryside. Thoughtfully designed to provide comfortable accommodation for two guests, the property offers an excellent retreat within this picturesque Exmoor location.

The apartment comprises a bright and welcoming open-plan living space, complemented by a double bedroom with en-suite shower room.













Wisteria

Wisteria is a beautifully refurbsihed first-floor riverside apartment, accessed via its own private external staircase and offering attractive accommodation for two guests in a tranquil Exmoor setting.

Well presented throughout, the apartment features a spacious king-size bedroom with en-suite shower room, providing comfortable and well-appointed accommodation.

The bright and welcoming living accommodation is complemented by a delightful private balcony, elevated amongst the treetops and overlooking the picturesque River Aller. This attractive outdoor space provides the perfect setting for al fresco dining, morning coffee or simply enjoying the peaceful surroundings and calming sounds of the river below.

Rose

Rose Apartment is a well-presented ground-floor apartment enjoying a sought-after riverside position and direct access from the communal courtyard via a traditional stable door. Offering comfortable accommodation for up to three guests.

The apartment comprises a king-size bedroom, a single bedroom, and a contemporary walk-in shower room, making it suitable for couples, small families or guests seeking additional flexibility. The open-plan lounge, kitchen and dining area provides a bright and welcoming living space, with views across the attractive courtyard. Benefiting from ground-floor accommodation throughout, Rose Apartment is particularly suitable for guests with reduced mobility.

Stable Cottage - Detached Cottage

Stable Cottage is a characterful detached cottage situated within a courtyard setting, offering comfortable accommodation across two floors for up to four guests. Benefiting from its own private, secluded seating area, the cottage provides an attractive blend of traditional features and modern convenience.

The accommodation comprises a spacious king-size bedroom together with an adjoining twin bedroom, making the property particularly well suited to families and small groups. The twin room is accessed via the main bedroom.

At the heart of the cottage is a well-equipped country-style kitchen/dining room, enjoying pleasant views across the surrounding countryside. This leads through to a welcoming sitting room, creating a comfortable space for relaxation and entertaining.

Grounds and Outbuildings

The property is accessed via a covered driveway leading around to the rear. The courtyard provides an open space for all guests with an additional private seating area for Stable Cottage. There is also a well presented garden, large terrace and parking area with the addition of a timber stable block with four loose boxes and a tack room which are used as a workshop and storage units. Added to this is a small stone barn and a wooden greenhouse

This walled area of the property is an assigned lease from the National Trust on a 34 year lease starting in 2021 with a small annual cost. The Pack Horse enjoys a riparian lease for the River Aller.

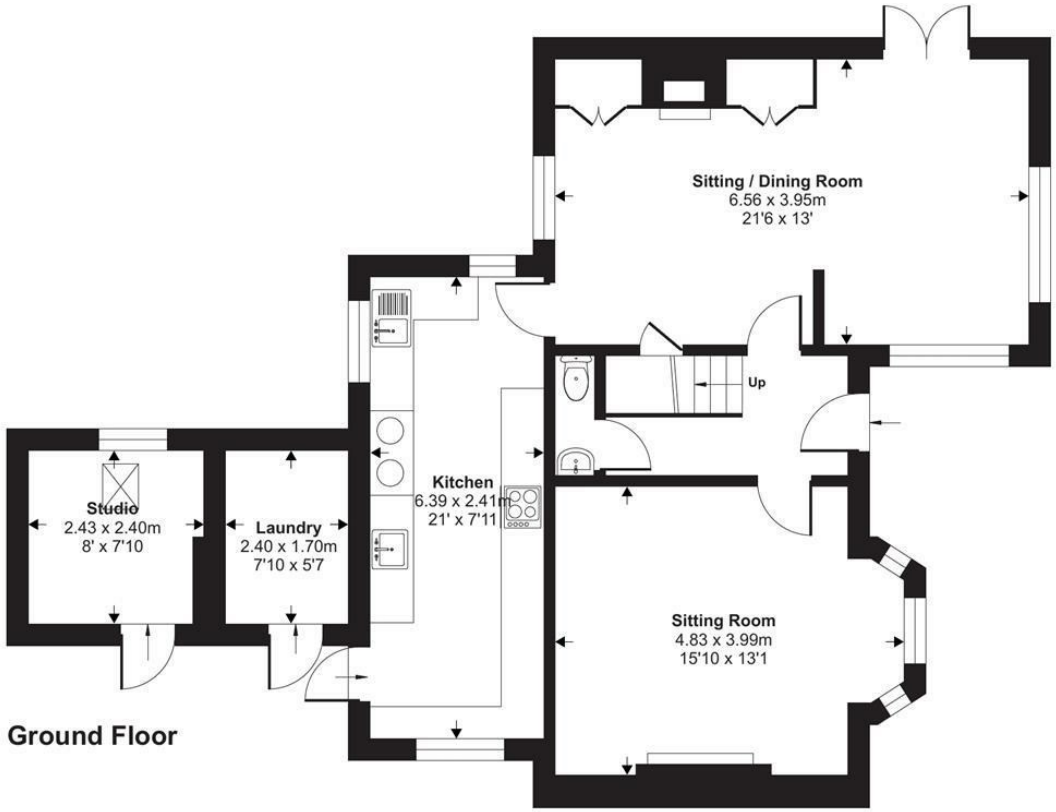
Services

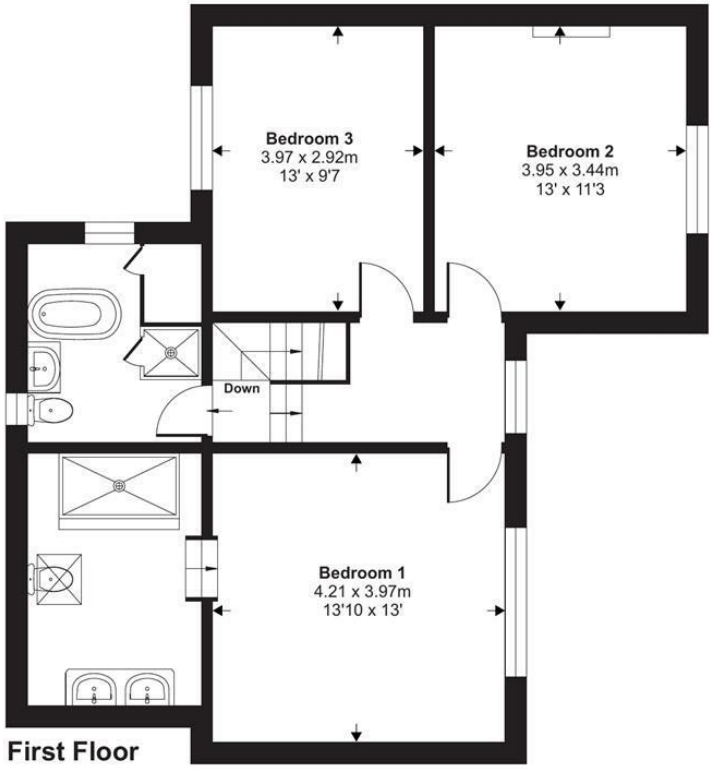
Mains electric, drainage and water plus a new high efficiency boiler and Wi-Fi controlled heating system for the house and apartments with separate LPG central heating for Stable Cottage. Business ratable Value £8,100. Main house council tax Band D.

Directions

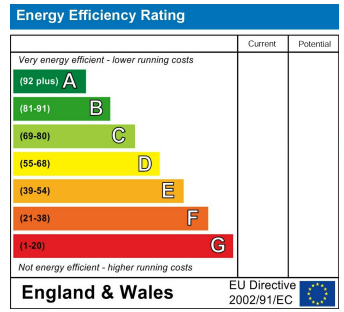
From Minehead take the A39 West. After approx. 4 miles take the right hand turn into the village of Allerford. The property is found after a short distance on the right-hand side as the road bears around to the left.

Approximate Area = 1450 sq ft / 134.7 sq m
Outbuilding = 107 sq ft / 9.9 sq m
Total = 1557 sq ft / 144.6 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). ©nichecom 2026.
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