



Court Farm





# Court Farm

Exford, Minehead, TA24 7LY

Dulverton 10 Miles Minehead 13.6 Miles Tiverton Parkway 33.6 Miles

Located in the heart of Exmoor, a substantial period farmhouse, with land and stables, attached one bedroom cottage with two additional two bedroom cottages, currently run as a successful holiday cottage business. EPC E

- Substantial Farmhouse
- 3 Holiday Cottages
- Stables
- Amazing Walking & Riding Opportunities
- Exmoor National Park
- 5 Acres of Paddocks
- Ample Parking Space
- Freehold

Guide Price £1,100,000

## Situation

Situated in the heart of Exmoor National Park, Exford is a picturesque village that offers the perfect blend of natural beauty, outdoor adventure, and rural charm. Surrounded by rolling hills, scenic moorland, and winding rivers, it's an ideal base for those looking to explore one of Britain's most unspoiled landscapes. Stunning Walking & Hiking Trails – Exford is a gateway to some of Exmoor's best walking routes, including Tarr Steps, Dunkery Beacon, and the dramatic Valley of Rocks. Wildlife Watching – The area is home to red deer, Exmoor ponies, and a variety of bird species, making it a haven for nature lovers. Outdoor Pursuits – Visitors can enjoy horse riding, cycling, fly fishing on the River Exe, and even stargazing under Exmoor's famous Dark Sky Reserve. Traditional Village Charm – Exford boasts quaint country pubs, cozy tea rooms, and welcoming local hospitality, offering a true taste of rural Somerset. Close to Coastal Gems – Within a short drive, visitors can explore the stunning North Devon and Somerset coastlines, including Porlock, Lynmouth, and the breath taking South West Coast Path.

Whether you're seeking relaxation, adventure, or a mix of both, Exford is a fantastic destination for holidaymakers looking to experience the best of Exmoor's landscapes, wildlife, and warm village atmosphere.





## Farmhouse

The farmhouse is a substantial 6 bedroom property. The ground floor offers large reception spaces, with a traditional farmhouse kitchen at one end and dining room, sitting room and useful office/study and utility room. There is a staircase at each end up to the first floor, the first floor consists of 6 bedrooms with 3 bathrooms, one staircase is up to two bedrooms and a bathroom and then the second staircase is to four bedrooms and two bathrooms.

## Snowdrop Cottage

Attached to the farmhouse, Snowdrop Cottage is a two storey one bedroom cottage. This cottage also benefits from full residential planning consent so can be let long term or used for multigenerational living. Snowdrop has a small enclosed garden to the front of the property.

## Mountain Ash & Rowan

Mountain Ash and Rowan are a pair of two bedroom two storey cottages, formally a cow barn. Both cottages have good sized gardens out the back of the property. There is space for one car parking besides Rowan and then other guests park in the large parking area opposite Court Farm House

## Outside

The property benefits from ample parking and turning space in front of Court Farm House, the farmhouse has an enclosed spacious lawned garden and all holiday cottages have enclosed gardens. The stables are situated behind the farmhouse and consist of three stables, feed room, workshop and garage.

Please note there is a public Bridleway that runs between the house and cottages and provides access to four neighbouring houses.

## Land

The land is gently sloping, 5 acres in total including paddocks which are individually fenced and a flat menage area at the very top. Menage area 80x20M

## Services

Private Drainage, Entec Sewage Treatment Plant, Private Water which is shared with three other properties, Solar Panels, Oil Central Heating Somerset Council - Council Tax Band F  
Rowan Cottage EPC D, Mountain Ash EPC D, Snowdrop Cottage EPC D

## Directions

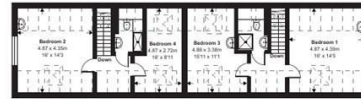
Court Farm is less than an hour from the M5 at Junction 25. From Taunton take the A358 towards Minehead then turn left under a railway bridge onto the B3224 to Wheddon Cross and Exford (make sure you fork right after you have passed Raleigh's Cross Inn to stay on the B3224). Once in Exford go over the bridge by the Exmoor White Horse pub and immediately turn left. Go up the hill for approx. 1/4 mile and, where the road turns sharp right, turn off (effectively straight on) down our lane and turn into the first ungated opening on the right which is the car park for Mountain Ash and Snowdrop guests. Court Farm is on your right as you turn into the car park  
What3Words is hunter.tadpole.rash



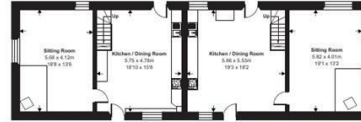


Approximate Area = 2730 sq ft / 253.6 sq m  
 Limited Use Area(s) = 518 sq ft / 48.1 sq m  
 Annexes = 1638 sq ft / 152.1 sq m  
 Garage = 264 sq ft / 24.5 sq m  
 Outbuildings = 976 sq ft / 90.6 sq m  
 Cottages = 505 sq ft / 46.9 sq m  
 Total = 6631 sq ft / 615.8 sq m

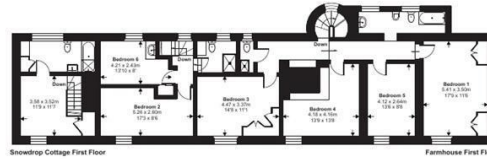
For identification only - Not to scale



Rowan & Mountain Ash First Floor

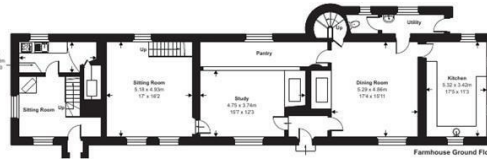


Rowan & Mountain Ash Ground Floor



Snowdrop Cottage First Floor

Farmhouse First Floor



Snowdrop Cottage Ground Floor

Farmhouse Ground Floor

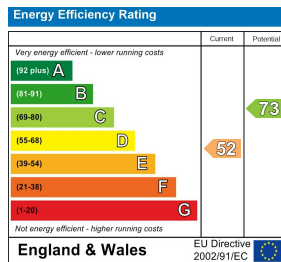


Stables & Outbuildings



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Stags. REF: 1255762

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13 Fore Street, Dulverton, Somerset, TA22 9EX

dulverton@stags.co.uk

01398 323174