



Doverhay, Porlock, Minehead TA24 8LJ

fox & sons

welcome to

Barn Cottage, Doverhay, Porlock

Nestled in the historic Doverhay area of Porlock, this charming cottage blends period character with modern day comfort all within easy reach of the village's centre and the breathtaking Exmoor coastline. Thoughtfully presented throughout with a warm and welcoming feel. Viewing is a must!



Barn Cottage

Nestled in the historic Doverhay area of Porlock, Barn Cottage offers charm, character, and modern comfort all within easy reach of the village's shops, cafes, pubs, and the breathtaking Exmoor coastline. Thoughtfully presented throughout, the property blends period features with a warm and welcoming feel, making it ideal as a full-time home, second home, or holiday let investment.

Inside, the cottage features a cosy yet spacious living area with exposed beams and a feature fireplace, creating a beautifully traditional atmosphere. The kitchen is well-appointed with ample storage, a lovely garden room is accessed from the kitchen, while the bedrooms provide comfortable, peaceful accommodation. A well-appointed bathroom completes the internal layout.

To the outside the cottage benefits from enclosed front and rear gardens, offering a sheltered spot for alfresco dining or simply enjoying a quiet moment. The property is perfectly positioned for exploring Porlock and the wider Exmoor National Park.

With its combination of period charm, excellent location, and versatile appeal, the cottage represents an excellent opportunity in one of West Somerset's most sought-after coastal villages.

Oak Stable Door

Leading to

Entrance Hall

With staircase rising to first floor landing, door to

Living Room/Dining Room

21' 2" max x 13' 1" max (6.45m max x 3.99m max)

A dual aspect room with double glazed sash windows to front with window seat, window to rear, radiator, part quarry tiled flooring and part fitted carpet, wall light points, picture rail, inset bookshelf, period fireplace with inset log burner on slate hearth with handmade wooden mantle, built in understairs cupboard, door to

Kitchen

13' x 8' 10" (3.96m x 2.69m)

Double glazed windows to rear and side, single glazed window to side, a beautifully well-appointed fitted kitchen with a range of coloured base units, oak worktop surfaces, inset sink unit with mixer tap, inset fridge, inset electric hob, space for integrated oven, radiator, quarry tiled flooring, inset ceiling spotlights, stable door to the garden room.

Garden Room

9' 10" x 5' 9" (3.00m x 1.75m)

With thermo regulated glass roof, double glazed windows to rear and double glazed door to rear garden, tiled flooring, wall light points, power.

First Floor Landing

With a split landing, fitted carpet, staircase rising to second floor, doors to

Bedroom One

15' 11" max x 9' 10" max (4.85m max x 3.00m max)

Double glazed sash windows to front, fitted carpet, two radiators, built in cupboard.

Bedroom Two

10' 7" max x 10' 1" max (3.23m max x 3.07m max)

Double glazed sash window to rear enjoying lovely views towards surrounding countryside, radiator, fitted carpet, feature period fireplace.

Bathroom

Double glazed window to rear with plantation shutters, a beautiful fitted suite comprising roll top clawed foot bath with Victorian style mixer tap and shower attachment over, shower cubicle, radiator, low level WC, vanity wash hand basin with cupboard under, inset ceiling spotlights, extractor unit, solid wooden flooring, wood panelling with oak tops.

Separate W.C

Double glazed window to side, solid wood flooring, low level WC, vanity wash hand basin, radiator, built in cupboards, extractor unit.

Second Floor Landing

With door to



view this property online fox-and-sons.co.uk/Property/MIH107290

Bedroom Three

13' 4" x 12' 11" (4.06m x 3.94m)

Double glazed window to front, fitted carpet, radiator, inset ceiling spotlights.

Outside

The property is approached via a pedestrian gate leading to an enclosed garden with a small stream to the front boundary, flower and shrub beds, laid to lawn and pathway leading to the front door.

To the rear is a well presented enclosed garden ideal for alfresco dining whilst enjoying lovely views towards surrounding countryside over Porlock. The garden comprises lawn, patio area with pergola, flower and shrub beds, summerhouse to the rear of the garden, gravelled seating area, bordered by fencing.

Location

Tucked between the rugged coastline of West Somerset and the dramatic slopes of Exmoor National Park, Porlock is one of the region's most picturesque and sought-after villages. Known for its friendly community, historic charm, and exceptional natural surroundings, it offers the perfect blend of coastal living and countryside tranquillity. The traditional high street is lined with independent shops, cafes, pubs, galleries and local businesses, creating a warm and welcoming atmosphere year-round, retaining a strong sense of character and heritage.

A short car journey away is Porlock Weir, with its iconic harbour, waterside restaurants, and direct access to the South West Coast Path. To the west lies Bossington Beach, popular with walkers and nature enthusiasts, while the wooded valleys and moorland of Exmoor provide endless opportunities for hiking, cycling, riding, and wildlife spotting.

The village has excellent local amenities, including a primary school, community facilities, church. Whether appreciated for its natural beauty, outdoor lifestyle, or timeless charm, Porlock is a highly desirable location for full-time residents, second-home owners, and holiday guests alike.



welcome to

Barn Cottage, Doverhay, Porlock

- Charming Period Cottage in the sought-after Doverhay Area of Porlock
- Perfect Blend of Period Character & Everyday Modern Living
- Superb Dual Aspect Living Room - Well-Appointed Kitchen
- Garden Room - Bathroom - Three Bedrooms
- Front & Rear Gardens - Views towards Surrounding Countryside

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£375,000



view this property online fox-and-sons.co.uk/Property/MIH107290

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
MIH107290 - 0004



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk