



SHORE EDGE COTTAGE

West Quantoxhead, Somerset



A BREATHTAKING PERIOD COTTAGE

In an Area of Outstanding Natural Beauty, perfectly positioned between the Quantock Hills and the sea, offering unrivalled panoramic views across the Bristol Channel to the Exmoor Hills, and beyond.

Summary of accommodation

Ground Floor: Snug/reception hall | Dining room| Kitchen/breakfast room | Kitchen | Office | Sitting room | Bedroom | Shower room

First Floor: Landing | Principal bedroom with en suite | Two further double bedrooms | Family bathroom

Outbuildings, Garden & Grounds: Double garage with electric door | Gravel parking
Several useful outbuildings including greenhouse, former piggery and two sheds | Large lawned garden | Fishpond
Vegetable and fruit areas with fruit trees | Original Stone Well

In all about 0.58 acres

Distances: Kilve 2 miles, Watchet 4 miles, Bridgwater 15 miles, Taunton 16 miles
(All distances are approximate)

Local Authority: Somerset Council

Council Tax band: G

Tenure: Freehold

EPC Rating: F



SITUATION

West Quantoxhead offers a charming village setting with a local inn, church, and convenience store with fuel. Nestled at the foot of the Quantock Hills, it provides direct access to scenic footpaths and bridleways, perfect for exploring moorland, woodlands, and coastal trails. The beach is less than half a mile away via a private road.

Nearby Williton (3 miles) offers everyday amenities, while the Victorian town of Minehead (10 miles) provides seaside attractions. Taunton and Bridgwater, both around 15 miles away, offer mainline rail links and motorway access. Exmoor National Park, with its dramatic moorland, wooded valleys, and abundant wildlife, is within easy reach for outdoor enthusiasts.



THE PROPERTY

Shore Edge Cottage has an idyllic rural setting amidst beautiful, unspoilt countryside offering fantastic views of the sea and beyond. It is a charming period home with origins dating back to around 1700. Once part of the historic St Audries estate, this beautifully restored property retains its heritage character while seamlessly incorporating modern comforts. Thoughtfully updated, the home preserves its traditional charm while offering contemporary functionality, making it an exceptional coastal retreat.

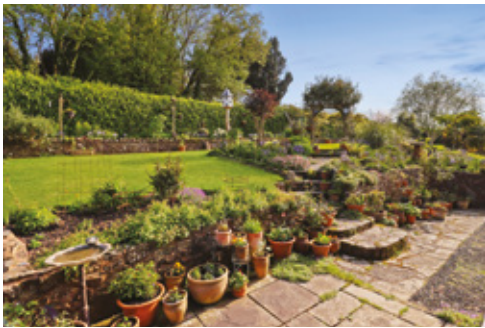
Set in a picturesque coastal location, the property enjoys breathtaking sea and garden views, providing a tranquil and ever-changing backdrop. The interiors are rich in period features, including exposed beams, and two striking inglenook fireplaces, one of which still houses a former bread oven. These heritage details create a warm and inviting atmosphere, complementing the natural beauty of the surroundings.

Arranged over three floors, the accommodation is both spacious and versatile, with well-proportioned rooms that offer flexibility for modern living. The layout provides scope for a self-contained annexe, ideal for multigenerational living or guest accommodation. A more recent oak and glazed extension enhances the living space, featuring a vaulted ceiling and expansive glazing to maximise natural light and capture the stunning coastal views.

Blending timeless character with high-quality finishes, this home is a rare opportunity to acquire a historic property in a truly spectacular setting.

OUTSIDE

The gardens and grounds at Shore Edge Cottage are fantastic. Accessed via a private road, the property is entered through a remote-controlled five-bar gate to a gravel driveway leading to the house, providing ample parking for several cars along with a double garage.



The gardens extend to nearly three-quarters of an acre and is beautifully landscaped, bordered by open farmland. Various seating areas offer privacy and stunning views across the Bristol Channel to the Welsh coastline. A paved terrace with a low stone wall surrounds the front entrance, accompanied by a fishpond with a rockery water feature. Lawned gardens feature mature trees, flower beds, and a timber pergola adorned with climbing roses.

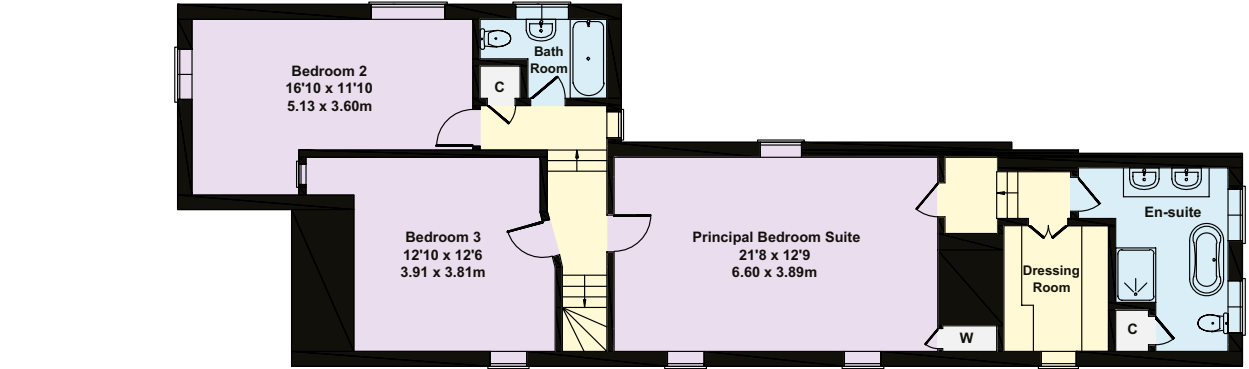
A large walkway, connects different areas to the garden which includes an orchard, a kitchen garden with raised beds, a fruit cage, a Rhino greenhouse, and an additional garden shed. A former piggery has been converted into a workshop, while further storage includes an open-fronted area beneath the property and a covered space under the extension with power, lighting, and oak access doors. A gorgeous feature to the grounds is the original stone well which still retains water.

PROPERTY INFORMATION

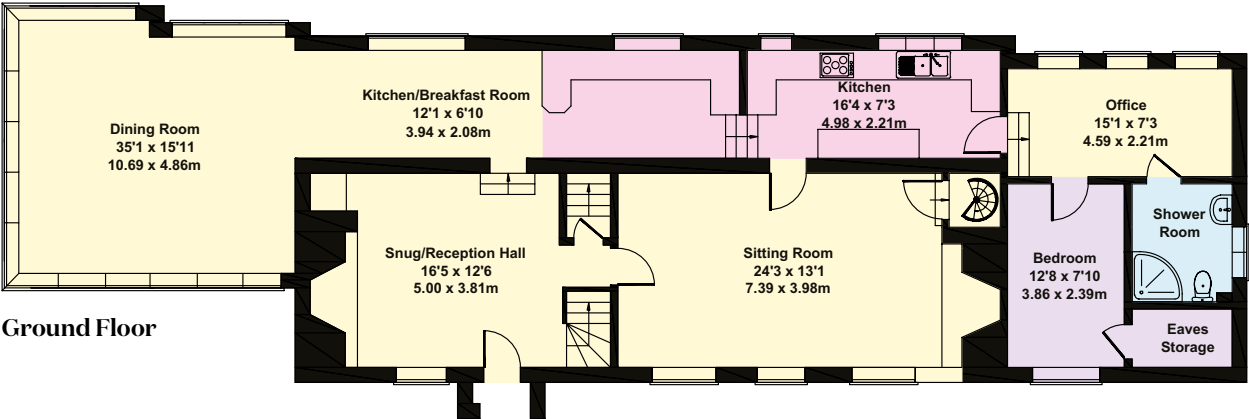
Services: Mains water and electricity. Private septic tank drainage. Oil fired central heating. LP Gas for some kitchen appliances.

Directions: If you are coming from Minehead, take the A39 towards Williton (approximately 8 miles). At the mini roundabout in Williton, turn left, continuing on the A39 towards Bridgwater. Follow this road for around 3 miles, passing through West Quantoxhead (St. Audries). After passing the church on your left, continue for another three-quarters of a mile through the high stone-walled section. As you exit, take the left turn by the Gate House, signposted for St. Audries Bay Holiday Park. Proceed down the private road for approximately 400 yards, where the entrance to Shore Edge Cottage will be on the right-hand side.

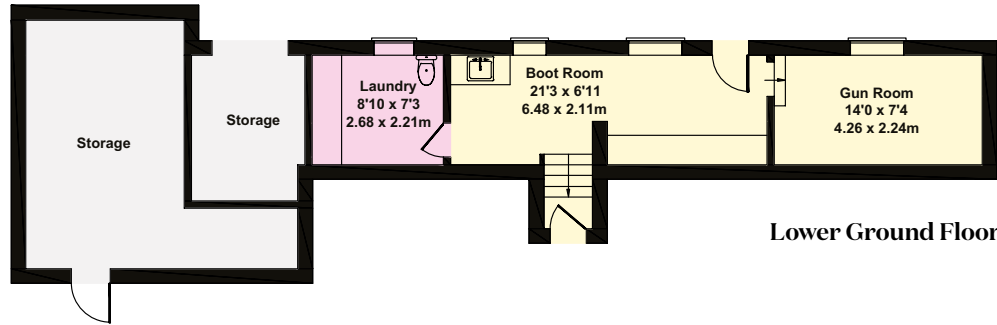
Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



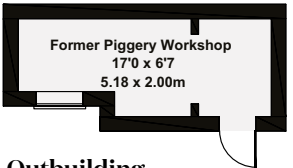
First Floor



Ground Floor



Lower Ground Floor



Outbuilding



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number: No. 100021721."

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Area =
3401 sq ft - 316 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

Florence Biss
01392 423111
florence.biss@knightfrank.com

Knight Frank Exeter
19 Southernhay East, Exeter
EX1 1QD

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2025. Photographs and videos dated March 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.