



Higher Mill Farm



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Exford, Minehead, TA24 7QF

Exford 0.5 Miles. Dulverton 10 Miles. Taunton 28 miles

A beautifully presented detached character farmhouse surrounded by its own gardens, enjoying a rural aspect with land.

- Detached Period Property
- About 6.5 acres
- Kitchen/Breakfast room
- Attractive gardens and paddocks
- Close to Excellent Walking And Riding
- Edge of Village
- Two Reception Rooms
- Four-Bedrooms. Two-Bathrooms
- Garage And Parking
- Council Tax Band F. EPC Band E. Freehold.

Guide Price £795,000

SITUATION

The property enjoys an elevated position in the Exe Valley on the edge of the village of Exford in the very heart of Exmoor. It is adjacent to open farmland and enjoys countryside views. Exford is a thriving village with two hotels, a tearoom, general store, church, village hall and primary school.

The beautiful villages of Withypool and Winsford are both close by and the delightful town of Dulverton is just 10 miles to the south, providing further facilities. Minehead (15 miles) offers an excellent range of day to day amenities including schooling up to secondary level and South Molton (14 miles) offers similar amenities, schooling and a livestock market and pannier market.

The property is ideally situated to take advantage of all country pursuits, including riding and walking in the valleys and on the open expanses of Exmoor. The coast to the north is also within easy reach.

DESCRIPTION

A charming character period cottage set in an elevated position with grounds and land totaling approx 6.49 acres in the heart of Exmoor National Park. The property offers spacious accommodation with two reception rooms and a kitchen/breakfast room and is complemented by its gardens and paddocks. There are fine views mainly from the first floor to open fields and woodlands.



ACCOMMODATION

The front door leads into the hallway with stairs to the first floor, cloakroom, understairs storage, cupboard housing the washing machine and door to the rear garden. To the right of the hallway is the beautiful sitting room with window overlooking the garden, inglenook fireplace with woodburner and alcove with shelving to one side. Across the hallway the fully fitted kitchen includes a double Belfast sink, double-oven Rangemaster with extractor fan set into the fireplace recess with bread-oven, lighting, base and wall units with display cupboards, full-length larder cupboard, integral dishwasher and fridge/freezer. The kitchen is double aspect with views to the rear and front. Beyond the kitchen is the large dining room with views to the front and side of the property.

On the first floor there is the master bedroom with en-suite shower room, two further double bedrooms and a single bedroom, all with fitted wardrobes and beautiful views across the surrounding countryside. The fully fitted family shower room also has ample storage space.

OUTSIDE

The property is approached off the quiet country lane which leads to ample parking and the garage. The gardens surround the house and are mainly laid to lawns with shrubs and flower borders. Adjoining the gardens are the fields which are divided in three enclosures mainly bordered by hedges and post and wire fencing, with one having a main water supply. There would be room within the curtilage of the property to erect stabling/outbuildings subject to any planning consent that may be required. The paddocks are accessed via a five bar gate to the field on the southern side with further access via a pedestrian field gate from the gardens. Outside of the property there is a log store/outbuilding and oil tank.

SERVICES

Mains electricity and water. Private shared drainage (Septic Tank). Purchasers to satisfy themselves with their own inspection. Oil fired central heating. Broadband Superfast 28 Mbps Download 1 Mbps Upload. Ofcom predicted mobile coverage for voice and data: Internal & External - EE, Vodafone, 02 & Three limited. Local authority: Somerset West and Taunton Council.

DIRECTIONS

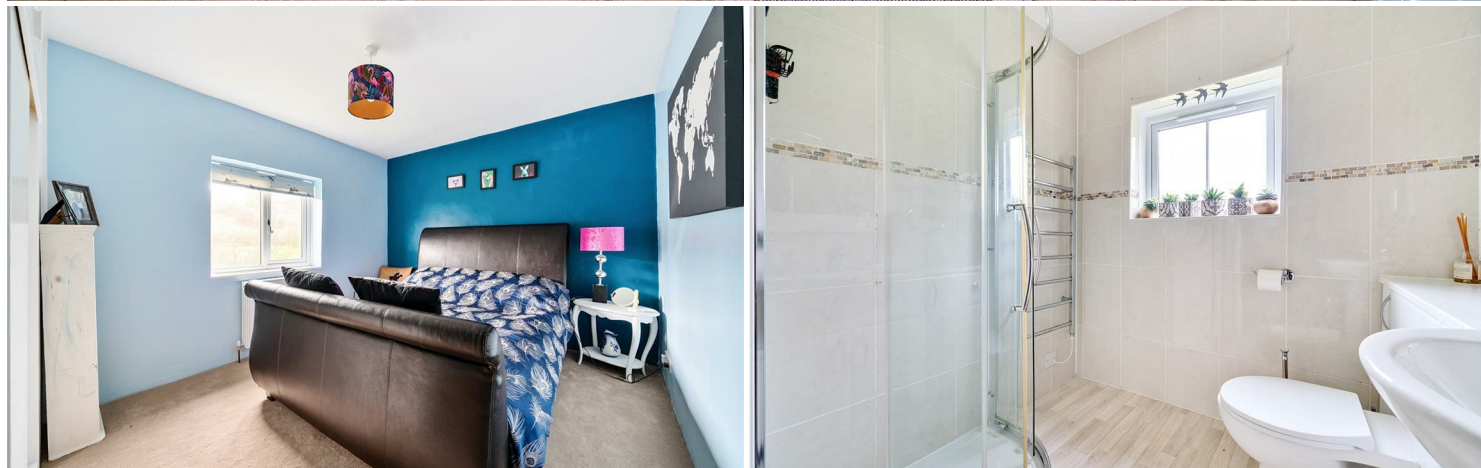
From Dulverton take the A3223 road signposted to Exford, continuing across Winsford Hill, and then turn right at Chibbet Post junction. Drop down into Exford and turn right over the bridge in front of the White Horse Hotel. Take the next left turn by the Village Green and follow this road for approximately half a mile (keeping left at the fork after approximately a quarter of a mile), and the property will be found on the right hand side.

VIEWING

Strictly by appointment with the agents please.

AGENTS NOTE

There is a public footpath that passing through the land which gives access to wonderful walking on Exmoor.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

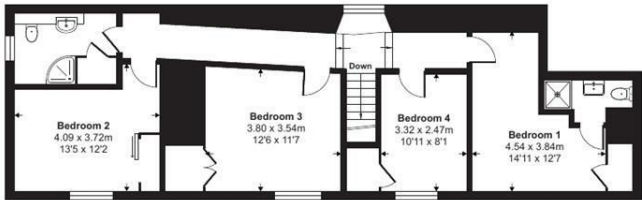
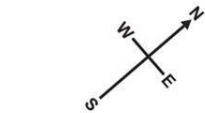


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	42		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

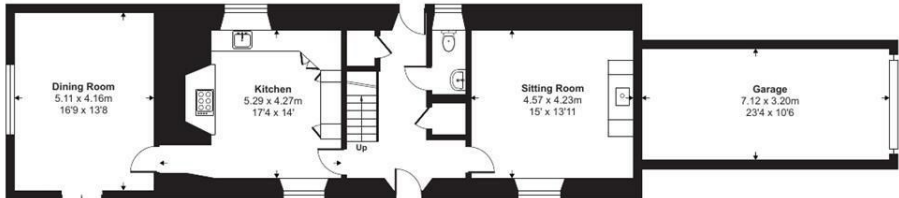
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Approximate Area = 1728 sq ft / 160.5 sq m
Garage = 245 sq ft / 22.7 sq m
Total = 1973 sq ft / 183.3 sq m
For identification only - Not to scale



First Floor



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1238627