



Poocks Cottage



Poocks Cottage

Oare, Lynton, EX35 6NX

Lynmouth 7 Miles | Porlock 5 Miles | Minehead 10 Miles

A very attractive and extended, stone cottage with extensive grounds, set in the 'Lorna Doone' valley.

- Superb setting
- 2 reception rooms
- 2 bath/shower rooms
- Ample parking areas
- Outbuilding/garage for improvement
- Excellent kitchen/dining room
- 3 bedrooms
- Pretty and spacious gardens
- Council Tax Band D
- Freehold

Guide Price £525,000

SITUATION

Poocks Cottage is situated in Oare, the most westerly parish in Somerset, one of the most spectacular locations within the Exmoor National Park with wonderful steep sided valley scenery and moorland streams.

The scenery and local legends inspired R D Blackmore to write Lorna Doone. His grandfather was rector at Oare from 1809 – 1842 and the author grew to love the local area from visits in his youth. Parts of the local Church, St Mary's, date back to the 14th Century. Poocks Cottage is situated between the Church and Robbers Bridge in the hamlet of Oareford.

Nearby Malmsmead, famous for the Lorna Doone Inn (now a tea room), is 2 miles away, whilst the village of Brendon, with its popular local Inn, and Porlock are within 5 miles. On the Somerset coastline, Porlock offers a range of local amenities, along with Porlock Weir with its pebble beach and popular public house.

The twin towns of Lynton and Lynmouth linked by their famous Cliff Railway are about 7 miles offering a range of everyday shops and amenities. Minehead, with a wide range of facilities, is 10 miles distant.

The property is superbly located for waking and riding, also within an easy driving distance of the glorious sandy surfing beaches at Woolacombe, Croyde Bay, Putsborough and Saunton.



DESCRIPTION

Poocks Cottage has a superb position in Lorna Doone valley near to the Exmoor coastline and the popular South West coast path.

It is a very pretty, stone cottage which has been in the same family for 50 years. The accommodation has been much improved over those years to now include a spacious kitchen/dining room with well laid out kitchen, including an economic Everhot electric oven with a stove top, French doors give access to the terrace and gardens.

Furthermore, on the ground floor is a very practical rear entrance hall, giving access to the shower room, sitting room and snug. Both reception rooms offer fireplaces, the sitting room with a wood burner.

On the first floor are 3 bedrooms and a family bathroom, all with good views.

OUTSIDE

The gardens and grounds are extensive. Immediately outside of the kitchen is a stone paved terrace, perfect for outside dining/entertaining. Beside are the level lawns, arranged over two levels. Above is a further grassed area sloping upward which has potential.

At the side of the property is a stone store and from the garden a path leads to the 'old garage', open fronted it is currently used for storage but in the past has housed two cars. It could be improved and does have some potential to make more use of it. To the front of the property and around the garage area there is extensive space for parking.

SERVICES

Mains electricity. Shared private water via spring. Private drainage via Klargester Septic Tank. Heating via Electric heaters and underfloor heating in kitchen, hall & cloakroom.

Ofcom predicted broadband services - Standard: Download 3Mbps, Upload 0.5Mbps.

Ofcom predicted mobile coverage for voice and data: Internal – None. External – EE (Limited), Three, O2 and Vodafone. Vendor currently utilises WiFi Calling. Local Authority: West Somerset Council. Exmoor National Park

DIRECTIONS

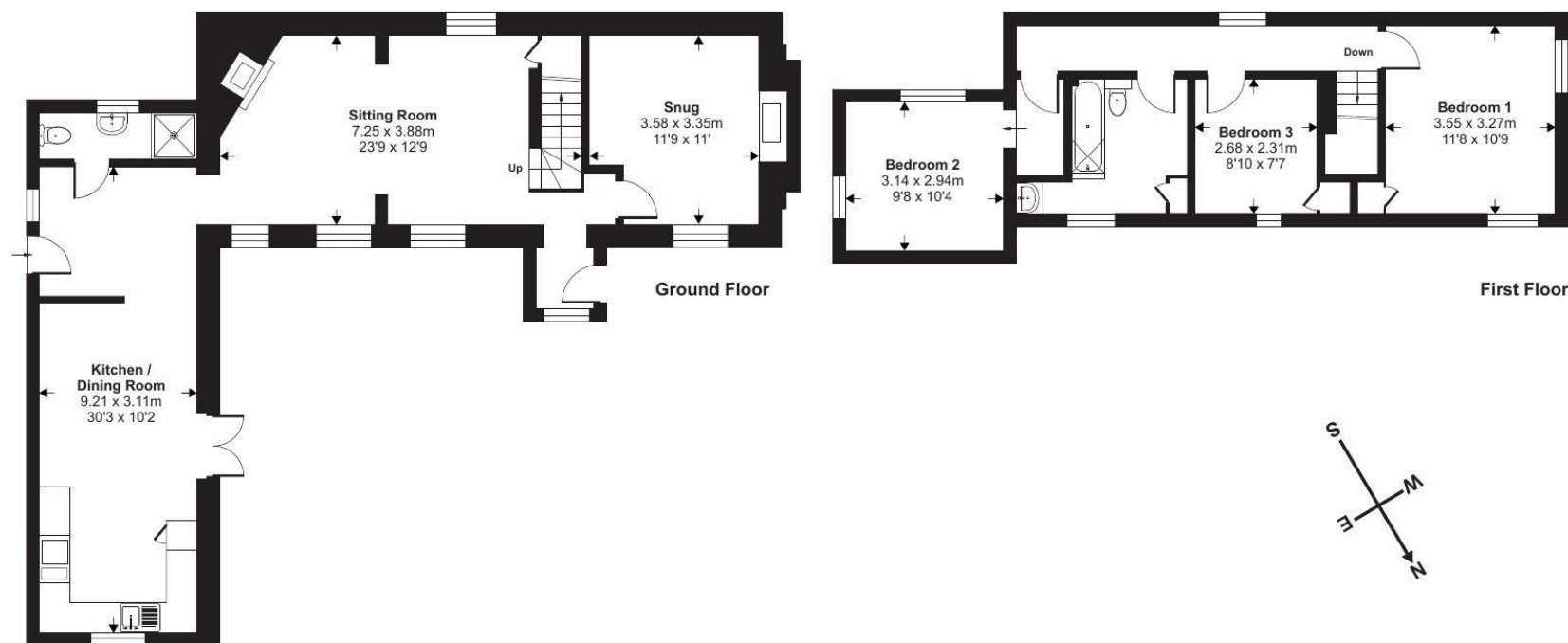
From Minehead, proceed west on the A39 for approximately 9 miles, passing through Porlock. Shortly after the AA Phone Box 137 and having passed over the cattle grid, take the next left on to Hookway Hill. Continue for approximately 1.5 miles, over Robbers Bridge, after which the property can be found on the left hand side.

What3Words: ///domain.lure.invoices



Approximate Area = 1349 sq ft / 125.3 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 2025. Produced for Stags. REF: 1273255

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| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (82 plus) A | |
| (61-81) B | |
| (49-60) C | |
| (35-48) D | |
| (29-34) E | |
| (21-28) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| 72 | 1 |
| England & Wales | |
| EU Directive 2002/91/EC | |

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