



Three Gates



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Luccombe, Minehead, TA24 8TA

Edge of Luccombe Village. Porlock 3 miles. Minehead 4 miles.

An individual detached four bedroom country property enjoying spectacular views with gardens, outbuildings, land and very close to extensive moorland riding and walking.

- 4 Bedroom House
- Stunning Far Reaching Views
- Tranquil Country Setting
- Kitchen/Breakfast Room
- Generous Dining/Sitting Room
- Gardens and Parking
- Outbuildings and in total 3.8 Acres
- Excellent Walking and Riding
- Freehold. EPC Band D. Council Tax Band F.

Guide Price £895,000

SITUATION

Three Gates occupies the most wonderful setting on the edge of Luccombe within Exmoor National Park. Luccombe is a delightful village with many period properties and a 14th century church. Almost all of the properties are National Trust owned which gives the unique charm of heritage architecture set against the stunning background of Exmoor.

The surrounding countryside offers endless opportunities for walking and riding from the village to the moor, Horner and the river. The picturesque village of Porlock is just 3 miles away and Minehead only 4 miles, with its comprehensive range of shops, schooling and entertainment facilities. Dunster, 6.5 miles away, is a beautiful medieval village set within Exmoor National Park boasting its own Castle and a Medieval Yarn Market. The County Town of Taunton is approximately 28 miles away and the Cathedral City of Exeter lies approximately 40 miles south of the property. Both provide good recreational and retail facilities as well as access to the M5, fast rail links and flights from Exeter Airport.

DESCRIPTION

This splendid detached residence is a spacious family home, which has been improved in recent years and now provides very spacious comfortable accommodation. It occupies a fine position, enjoying superb countryside and moorland views. The excellent location, together with the outbuildings and paddocks, allow for wonderful open riding, making the property ideal for equestrian pursuits or for those looking for a slice of the good life. As most properties in this area are owned by the National Trust, it is a rare opportunity to find a home in this delightful setting.



ACCOMADATION

The Front door gives access into a hallway with double glazed doors to the superb open plan triple aspect sitting/dining room. It enjoys lovely views, with a feature central wood burning stove, fitted book cases and two sets of double glazed doors to the patio and garden. The double aspect kitchen/breakfast room is well fitted with a range of base and wall units, oil fired Aga, gas hob oven integral dishwasher and fridge, walk in larder, tiled flooring and stable door to the outside. An inner hallway gives access to the boiler room and utility with door to the outside. Leading off the main reception hall is a study fitted with a range of cupboards and desk and also a cloakroom. Stairs lead to the landing which gives access to the four bedrooms and the family bathroom. The triple aspect master bedroom is a generous size with a balcony enjoying the views. Bedroom 2 is fitted with cupboards and again enjoys the wonderful views. There is a further double room and a single with an attached dressing room.

OUTSIDE

The property is approached off the quiet country lane through double electric wrought iron gates onto a paved parking and turning area. The large gardens are a real feature of the property, which are mainly laid to lawns, flower borders, shrubs, a patio with a sun awning, a barbecue area, a timber shed, and fruit trees. A pedestrian gate leads to a further area with fruit trees, a stable, a chicken house with run and a two bay open fronted barn. The land is divided into two paddocks with water and separate access on to the lane.

VIEWING

Strictly by appointment with the agents please.

SERVICES

Mains electricity and water. Private drainage by way of a septic tank. Purchasers to satisfy themselves with their own inspection. Oil fired central heating. Ofcom predicted broadband services – Standard: Download 4Mbps, Upload 1Mbps. Ofcom predicted mobile coverage for voice and data: Internal (None) Outdoor (Limited coverage) EE, Three, O2 and Vodafone. Local authority – Somerset Council.

DIRECTIONS

From Minehead proceed along the A39 towards Porlock and after two and a half miles take the left turn signposted Luccombe. Follow the road into the village of Luccombe, turn left and proceed through the village, keeping to the left as you pass the church. Leave the village towards Wootton Courtenay and the property will be found shortly on the right hand side.

WHAT3WORDS

///embers.debater.clarifies



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.



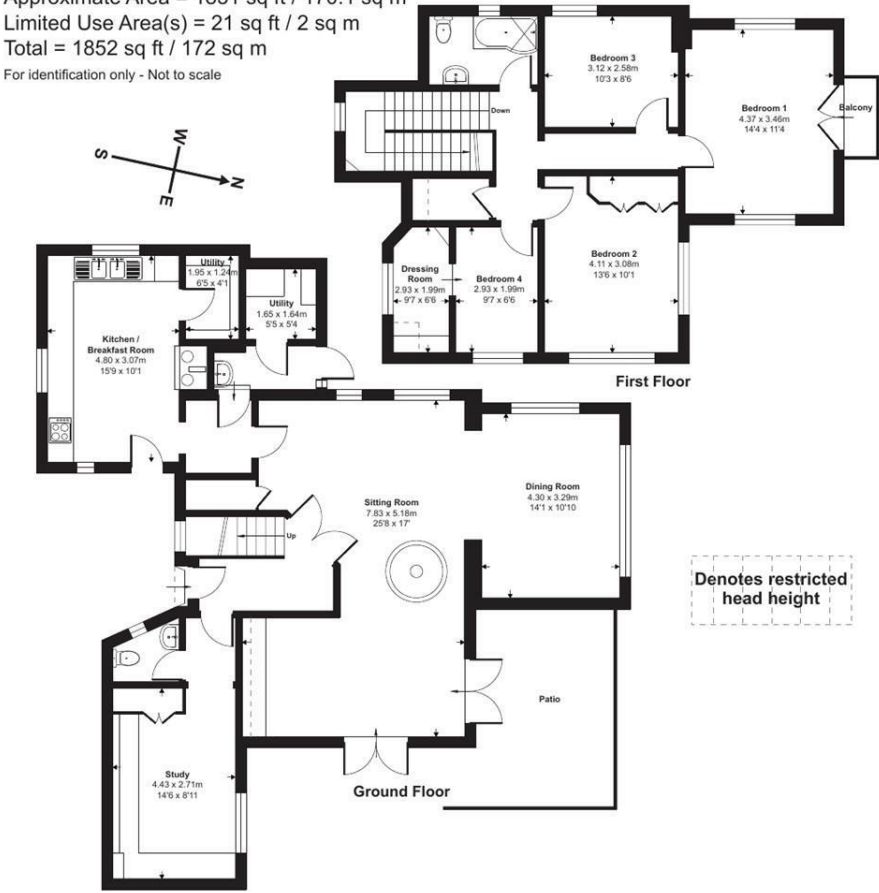
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Approximate Area = 1831 sq ft / 170.1 sq m
Limited Use Area(s) = 21 sq ft / 2 sq m
Total = 1852 sq ft / 172 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: 1270804