



Holly Cottage



# Holly Cottage

Winsford, Minehead, TA24 7JH

Winsford Village. Dulverton 7 miles. Taunton 26 miles.

A well-presented, spacious four bedroom village home enjoying far reaching countryside views, ample parking and a garage, set within a sought-after Exmoor village location.

- Exmoor Village Location
- Ample Off-Road Parking
- 4 Bedrooms
- No Onward Chain
- Sitting Room/Dining Room
- Stunning Far Reaching Views
- Garage
- EPC: D. Council Tax: E. Freehold.

Guide Price £385,000

## SITUATION

Holly Cottage is situated within the popular Exmoor village of Winsford, lying in the heart of Exmoor National Park. It is only a short walk to the parish church, village hall and the famous Royal Oak Inn, which provides an in-house village shop. There are also tennis courts and a cricket pitch in the village. The River Exe runs through the village, adding to its charm and appeal.

Nearby Dulverton provides a good range of day-to-day shopping facilities and Tiverton 20 miles away provides more extensive facilities, access to the M5 and mainline train connections to London. Exeter airport is approximately 39 miles to the south. Situated within the Exmoor National Park, the property is very well placed to take advantage of the outstanding walking and riding directly onto the surrounding moorland.

## DESCRIPTION

Holly Cottage is an attractive and well-maintained village home offering generous and versatile accommodation arranged over two floors. The property occupies a pleasant position within the village, enjoying countryside views, excellent natural light and a practical layout well suited to family living or those seeking a permanent or second home within Exmoor.

The property benefits from a south-facing kitchen, a spacious living/dining room with views across the surrounding landscape, and well-proportioned bedrooms throughout. Complemented by ample parking, an integral garage and a rear garden.



## ACCOMMODATION

Upon entering Holly Cottage, you are welcomed with a spacious entrance hall which provides access to the ground floor rooms and the staircase to the first floor. The sitting/dining room is an impressive, south-facing room, with an open fire offering a comfortable space for both everyday living and entertaining. The kitchen is bright and well fitted with a range of units and work surfaces, together with space for appliances, plumbing for a dishwasher and an integral hob and oven. The kitchen enjoys a pleasant outlook onto the patio and views beyond.

There is also a useful study, which could serve as a ground floor bedroom or separate dining room, offering excellent flexibility for home working or guest accommodation. A separate WC is located off the hallway. Integral access leads through to the garage.

Stairs rise to the first floor where there are four bedrooms, including a generous principal bedroom, together with three further bedrooms providing flexible accommodation and a family bathroom

## OUTSIDE

To the rear of the property is a patio garden, providing an ideal space for outdoor dining and relaxation while enjoying the surrounding countryside setting. To the front, the property benefits from ample off-road parking together with a garage, offering excellent practicality and storage.

There is potential to purchase a small part of the neighbouring field adjacent to Holly Cottage via separate negotiation. Please speak with the agent for further details.

## SERVICES

Mains electric water and drainage. Oil-fired central heating via radiators. Ofcom predicted broadband services - Standard: Download 7Mbps, Upload 1Mbps. Superfast: Download 45Mbps, Upload 8Mbps Ultrafast: Download 1800Mbps, Upload 220Mbps. Ofcom predicted mobile coverage for voice and data: (Variable) EE and Three.

Local Authority: Somerset Council

## VIEWING

Strictly by appointment with the agent.

## AGENTS NOTE

We understand there is a right of access for the neighboring property over the driveway although this right has not been exercised as next door has its own driveway.

## DIRECTIONS

From Dulverton take the A396 towards Wheddon Cross and Minehead. After approximately 3/4 mile beyond Bridgetown, turn left signposted Winsford. As you enter the village take the first available left hand turn in the center of the village crossing the ford with the war memorial on your left hand side and then follow Ash Lane for approximately 0.2 miles and 9 Ash Lane can be found on your left hand side.

## WHAT3WORDS

///maple.downs.decorate



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		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(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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Denotes restricted head height

Approximate Area = 1374 sq ft / 127.6 sq m  
 Limited Use Area(s) = 79 sq ft / 7.3 sq m  
 Garage = 188 sq ft / 17.4 sq m  
 Total = 1641 sq ft / 152.3 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). © n1xhcom 2026. Produced for Stags. REF: 1397288