



Pero Cottage







Pero Cottage

Timberscombe, Minehead, , TA24 7UE

Timberscombe 0.9 miles Minehead 5.9 miles Taunton 27.7 miles

A rare opportunity to purchase a detached home with planning permission for a two storey extension with a range of outbuildings and pasture. In all 10.7 acres. EPC: F.

- Rural Setting
- Character features
- Access to wonderful walking/riding
- Range of outbuildings
- Planning permission for two storey extension
- Views over the River Avill
- 2 bedrooms
- Garden
- Sloping pasture
- Freehold. EPC: F. Council Tax: C.

Guide Price £550,000

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SITUATION

Pero Cottage is situated in a superb rural location on the outskirts of Timberscombe. The village enjoys a church, public house, village shop/post office, first school and recreation ground, whilst a useful range of everyday services can be found in the nearby larger medieval village of Dunster. Tucked into the hillside the cottage enjoys superb views over the picturesque valley of the River Avill. It is well situated to take advantage of the wonderful walking on this particularly beautiful part of Exmoor with good access to Dunkery Beacon, Timberscombe has a post office, a church, a village hall and an inn. The property lends itself to an ideal work/life balance.

The property enjoys convenient access to the surrounding districts with the A396 affording an easy link to Minehead, with its extensive range of shopping, educational and recreational facilities. Taunton provides excellent communication links to the rest of the country with main line rail connections (London Paddington) and the M5 motorway (Junction 25). International airports are available at Exeter and Bristol.

DESCRIPTION

Pero Cottage is a detached two bedroom home in a semi-rural location offering a countryside outlook with 10.7 acres, stabling, large garage and barn. The property offers exciting potential with planning permission for a two storey extension. For further details please see Exmoor National Park Planning No: 6/34/25/003

ACCOMMODATION

At the front of the property there is a porch which leads you through to the open plan kitchen and living room. The kitchen is modern with a Rayburn, electric oven with induction hob and wall and base units finished with a wooden work top. Off the kitchen is a utility room and additional cloak room/ pantry. The living room is a spacious and light room with a wood burner.

Upstairs has two spacious double bedrooms. Bedroom 2 is a generous double room finished with a lovely view. The principle room, also enjoys the countryside view. Upstairs is completed with the family bathroom.

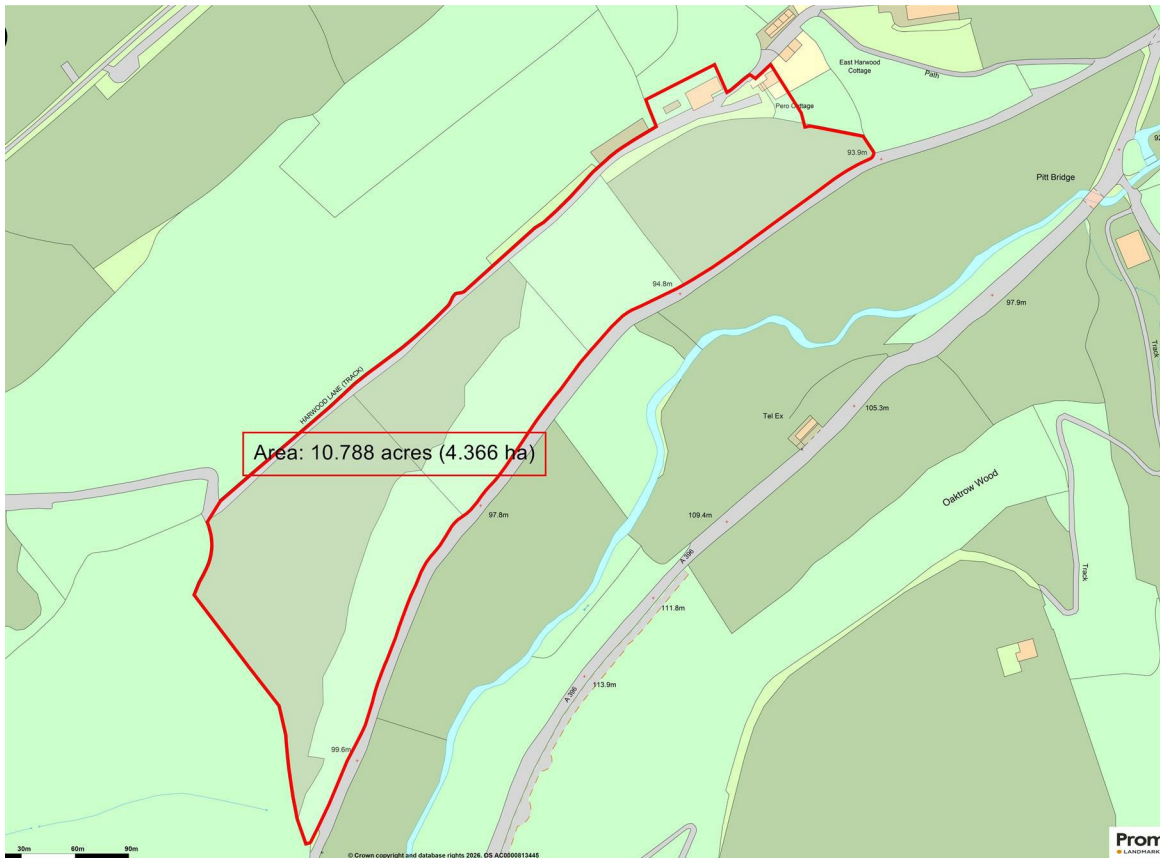
OUTSIDE

The property is entered via a driveway leading down to a car parking area and steps leading from here down to the cottage. The front garden is partially terraced with a timber decked sitting out area enjoying superb countryside views. The garden is a good size and provides an attractive blank canvas for a purchaser to create a lovely garden.

The outbuildings comprise of a two bay timber pole Storage Barn. Adjoining this barn is another timber barn with three stables with concrete floors, a central covered area and a further enclosed store currently used a tack room.

There is ample parking at the property with additional parking past the barn which also provides access to the fields.





THE LAND

The land is an attractive block of sloping pasture enjoying a south easterly aspect, with scrub like areas along the southern periphery. The land is bounded to the north by a narrow track known as Harwood Lane and to the south by a council road, with both routes providing gated access. Divided into a number of convenient enclosures in recent years the land has been primarily utilised for the grazing of livestock.

AGENTS NOTE

We are informed that there is a small area of Japanese Knotweed. Purchasers must make their own enquiries and satisfy themselves regarding this matter..

The hunting rights across the land have been vested in the Badgworthy Land Company.

The purchasers will be required to disconnect from the existing drainage system and install its own independent private system.

PP for extension. Link to planning application: <https://exmoor.planning-register.co.uk/Planning/Display?applicationNumber=6%2F34%2F25%2F003>

SERVICES

Mains electricity. Private water (shared spring), mains water also available and private drainage (currently shared but the purchasers will be required to disconnect from the existing drainage system and install its own independent private system). Oil-fired central heating. Varied mobile data services available. Standard broadband available. OFCOM 2026.

Local authority: Somerset Council

VIEWING

Strictly by appointment with the agent please.

DIRECTIONS

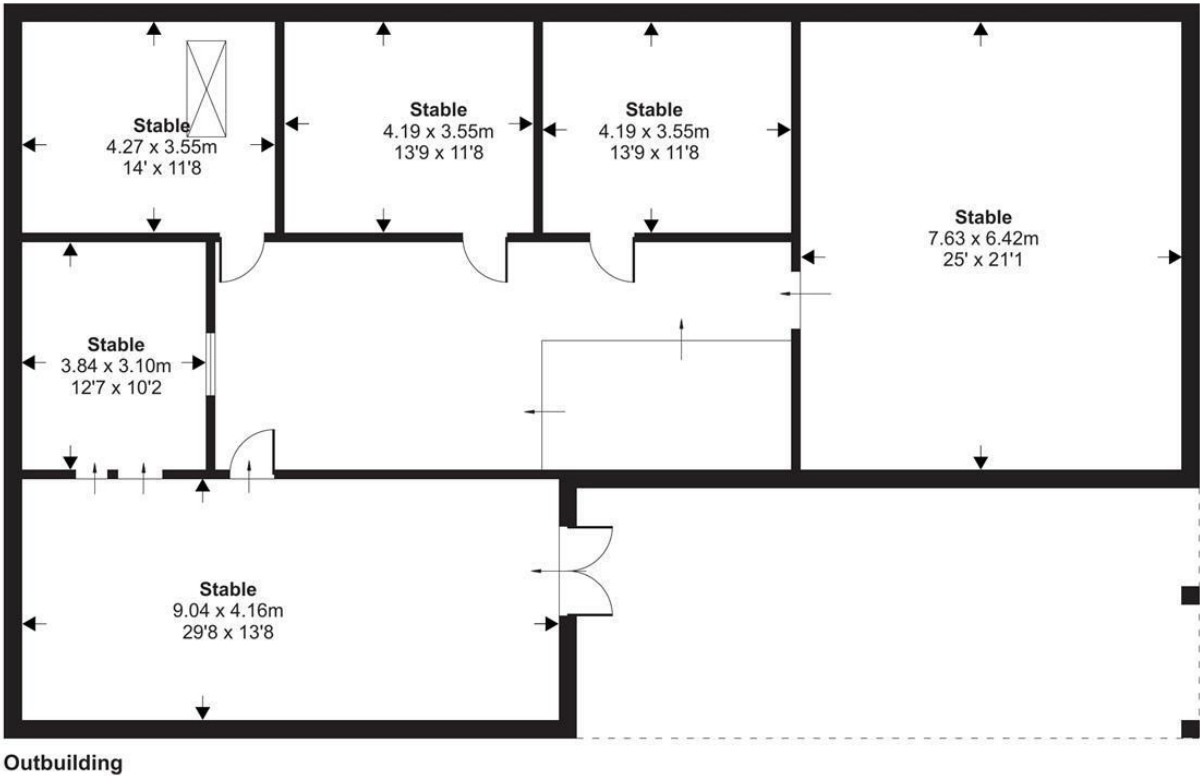
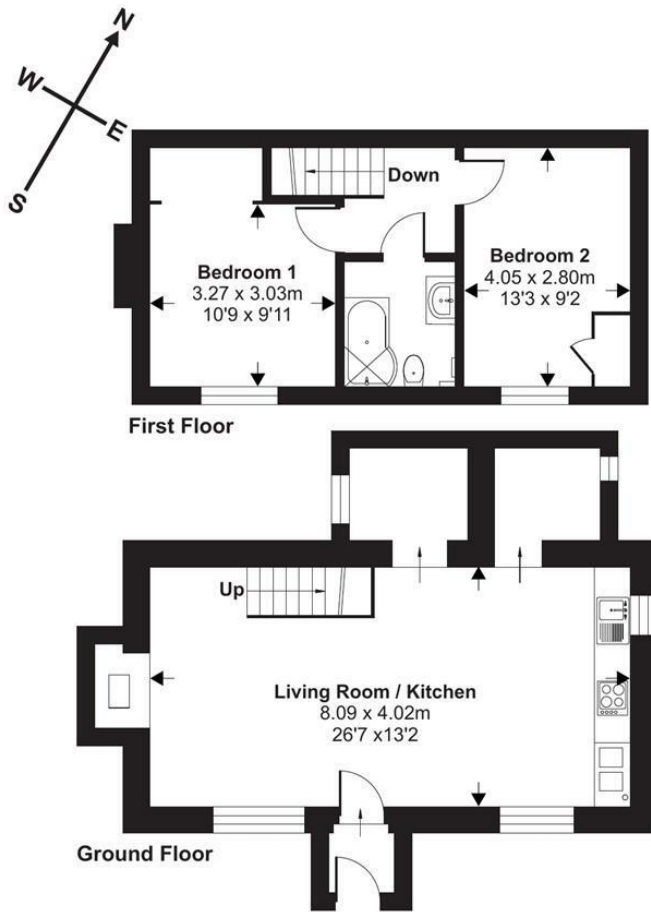
From Dulverton, follow the A369 towards Minehead go through Wheddon Cross and after 3 miles turn left onto Harwood Lane. Pero Cottage will be found at the end of Harwood Lane on the left hand side.

WHAT3WORDS

///loans.generally.brightly

Approximate Area = 825 sq ft / 76.6 sq m
Outbuilding = 1992 sq ft / 185 sq m
Total = 2817 sq ft / 261.6 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 2026.
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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		



