

Linhay Cottage







Linhay Cottage,

Withypool, Minehead, , TA24 7RD

Withypool Village 0.6 miles. Dulverton 8.4 miles. South Molton 11.4 miles.

A two bedroom detached residence with lovely views, stables, land and fishing rights with direct access onto moorland. All set within 16.5 acres.

- Enviable location bordering open moorland
- Stables
- Gardens and yard
- Direct access to riding / walking
- Fishing on the River Barle
- 2 bedroom cottage
- Planning Permission to extend
- Currently run as successful holiday cottage
- Paddocks. In all 16.5 acres
- Freehold. EPC: D.

Guide Price £650,000

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SITUATION

Linhay Cottage is situated in one of the most enviable positions on Exmoor close to the village of Withypool with direct access onto open moorland. Withypool has a strong community with a church, village hall, village stores with post office and the renowned Royal Oak Inn.

The nearby town of Dulverton, 8 miles away is well known as The Gateway to Exmoor and offers a variety of shops, together with a post office, chemist, doctors, veterinary practice, dental surgeries, library, primary school and three churches. There are also good recreational facilities. The larger market town of South Molton is about 11 miles to the west. Communication links are good with the A361 link to the M5 at Junction 27. Tiverton Parkway is a mainline railway station providing regular services to London Paddington in under two hours.

DESCRIPTION

Approached along the shared driveway, this two bedrooms character cottage is positioned to take advantage of its splendid aspect with lovely views. The property is complimented by its garden, stables and land. This delightful property would suit full time occupation or a holiday retreat home. The property is currently operated successfully as a holiday cottage by the owner.

Planning permission has been granted for the conversion of an existing outbuilding to provide extension for additional accommodation to the existing dwelling along with the erection of a barn for equipment storage and formation of parking spaces. Application No: 6/42/25/001

ACCOMMODATION

A front entrance door leads into an enclosed porch with space for boots and coats which leads into a welcoming kitchen / sitting room. This well-proportioned room is a light-filled, triple-aspect room creating an attractive principal living space with oak flooring. The kitchen area is fitted with a comprehensive kitchen incorporating a range of integrated appliances which include a hob, an oven, fridge, dishwasher, slate worktops and provides a space for a dining table. The sitting area is of a generous size providing a cosy space with a wood burning stove.

A door leads into a hallway giving access to the bedrooms. The principle bedroom is a double room with fitted wardrobes and the large single bedroom also benefits from fitted wardrobes. The bathroom is beautifully fitted with a bath with shower over, WC and hand basin.

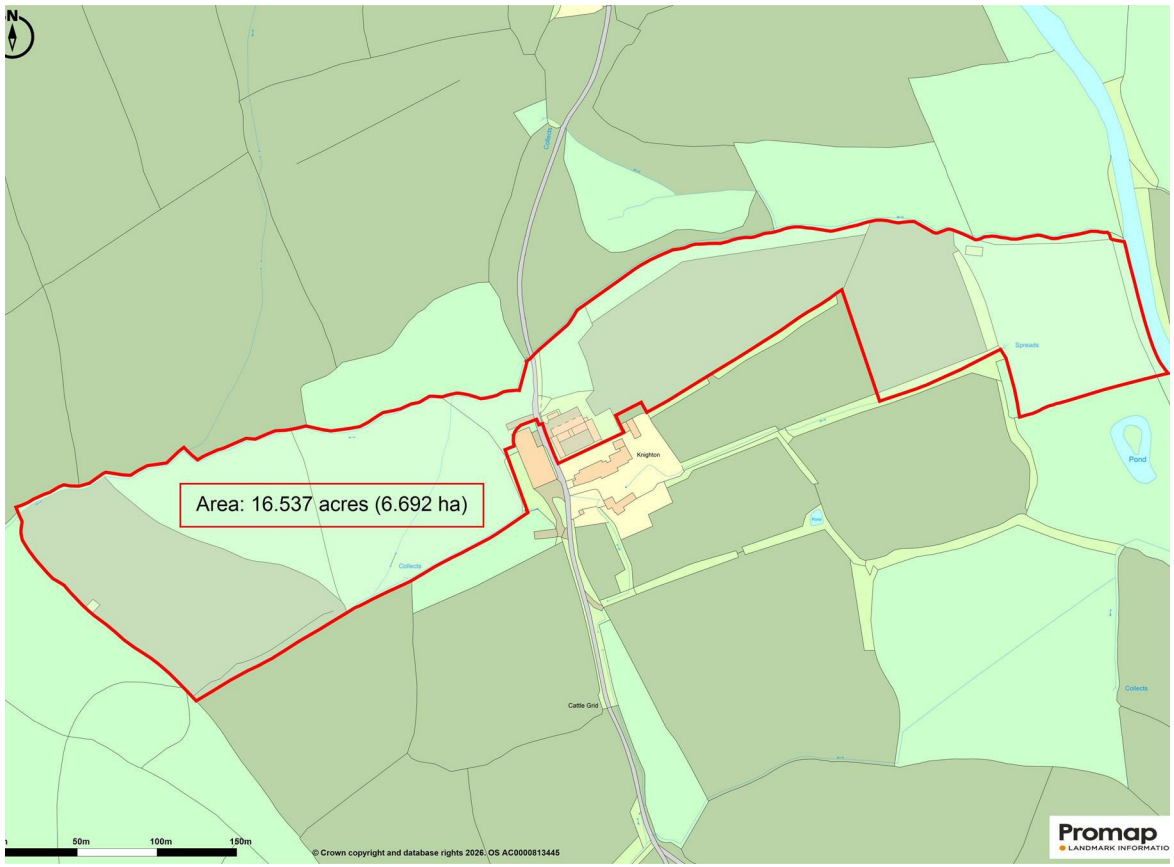












OUTSIDE

Access from the shared private drive leads to a driveway which provides parking for horseboxes/trailers and further vehicle access opens through an archway onto a large courtyard area. Adjacent to the yard is the cottage and seven stables and a tack room. To the rear of the stables is the archway and a large roofed area with pillars providing further storage area or covered parking. The garden lies to the front and to the side with grassed areas of lawn and space for seating areas.

THE LAND

The land extends to approximately 16 acres with the lower fields running down to the River Barle. The property has the benefit of fishing rights on the River Barle. There is further land across the lane which gives access onto the open moorland.

DESIGNATIONS

The property is within the Exmoor National Park. The field adjoining the river is within the River Barle SSSI.

SERVICES

Mains electricity, private water and private drainage. Oil fired central heating. Somerset Council Business rated.

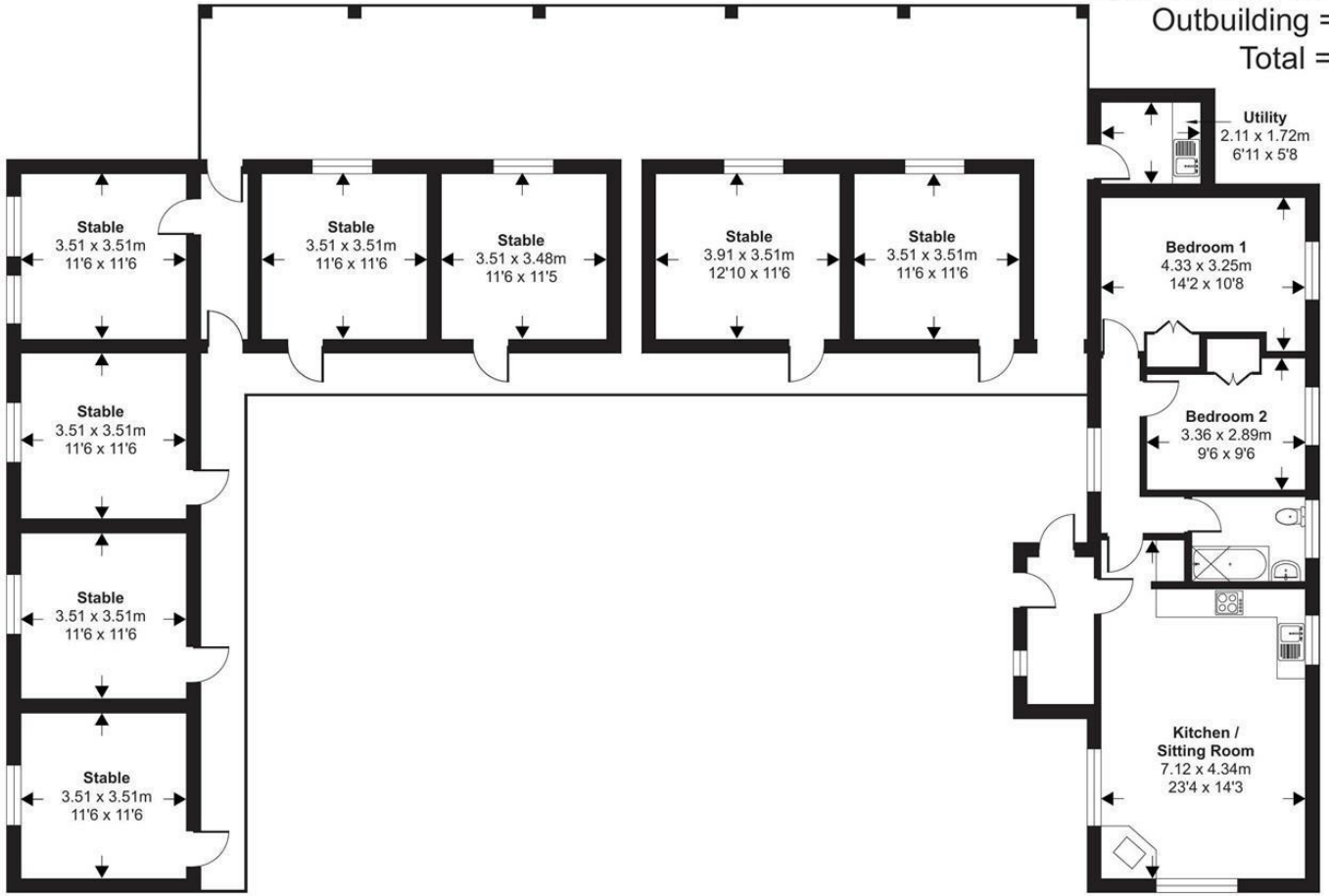
VIEWING

Strictly by appointment with the agents please.

WHAT3WORDS

///cubs.scarves.aquatics

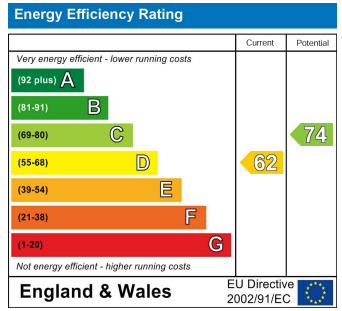
Approximate Area = 725 sq ft / 67.3 sq m
Outbuilding = 1118 sq ft / 103.8 sq m
Total = 1843 sq ft / 171.1 sq m
For identification only - Not to scale



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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