

STAGS

Woodmans Cottage,







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Luxborough, Watchet, Somerset, TA23 0SN

Roadwater 8 miles. Watchet 8 miles. Taunton 20 miles.

A charming period semi detached three bedroom cottage occupying a wonderful idyllic setting with gardens, grounds, a stream and outbuilding. EPC Band G

- Charming character cottage
- Stunning gardens and grounds with pond
- Sitting room with wood burner
- Stone outbuilding and parking
- Wonderful tranquil setting
- Kitchen/breakfast room
- Three bedrooms
- Freehold. Council Tax D.

Guide Price £610,000

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SITUATION

This delightful cottage occupies a wonderful idyllic setting adjoining open farmland near Luxborough village. The village of Luxborough comprises the hamlets known as Churchtown, Kingsbridge and Pooltown all nestled in an unspoilt valley within Exmoor National Park. Luxborough has the benefit of a church, the popular village hall and the renowned Royal Oak Inn. The wonderful historic village of Dunster is 5.5 miles north and Roadwater is 4 miles to the east. Roadwater has a local shop, post office, village hall and an inn. Both Minehead and Williton are within easy reach, with a larger range of shops providing for day to day needs.

The County town of Taunton, which is 20 miles away, has extensive retail and commercial facilities, together with access to the M5 and a main line rail station with fast trains to London. There are three independent schools at Taunton as well as the County cricket ground.

The Exmoor National Park offers wonderful opportunities to walk and ride on the open moorland and in the wooded river valleys. Bridleways and footpaths run close to the property and lead to the extensive network across the rest of Exmoor. The coast to the north is within easy reach and provides a wealth of water sports such as sailing and surfing.

DESCRIPTION

Woodmans Cottage is an attractive stone semi detached cottage built in the mid 1800's for workers on the nearby estate. The cottage offers tastefully appointed accommodation of immense character and charm which is arranged over three floors. The principle rooms all enjoy lovely rural views and a southerly aspect. Being set 1.25 acres of gardens, grounds, with a stream running through it offers a unique opportunity to embrace country living while being within easy reach of schools and convenient transport links.

ACCOMMODATION

The front door opens into a small hallway with stairs to the first floor and doors to the main reception rooms. The kitchen / dining room is dual aspect with a range of fitted shaker farmhouse style units, wooden worktop,integrated dishwasher and space for washing machine, tiled floor, glazed door to the garden, plenty of space for a table and a stone feature fireplace fitted with a wood burner. Everhot stove available by separate negotiation. With two velux windows this creates a lovely light space. Off the kitchen is a generous porch/boot room with plenty of space for coats and boots together with room for a freezer. The sitting room enjoys views over the garden to the countryside beyond via the bay window with window seat and with the feature fireplace inset with wood burner this creates a lovely cosy room.

Stairs lead to the first floor with a generous master bedroom with fitted wardrobes and lovely views over the garden. Also on this level is a well fitted bathroom with bath, separate shower, toilet, hand wash basin and cupboard housing the boiler. A further staircase leads to the second floor with two further double bedrooms.













OUTSIDE

The cottage is approached over a track passing through beautiful countryside through the Chargot Estate. You will arrive at the private drive which crosses a stream. There is plenty of parking and space for further buildings if required. There is a stone outbuilding, which is on two levels and provides space for workshop/storage or could be converted into an annex (STPP). The gardens are mainly laid to lawns with flower borders, shrubs, a pond and a sunny patio to the side of the house. The garden to the front of the house is fenced and gated. The land is split into two small paddocks.

SERVICES

Mains electricity, private water and private drainage. Type and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection. LPG fired central heating. Somerset West & Taunton Council.

VIEWING

Strictly by appointment with the agents please.

DIRECTIONS

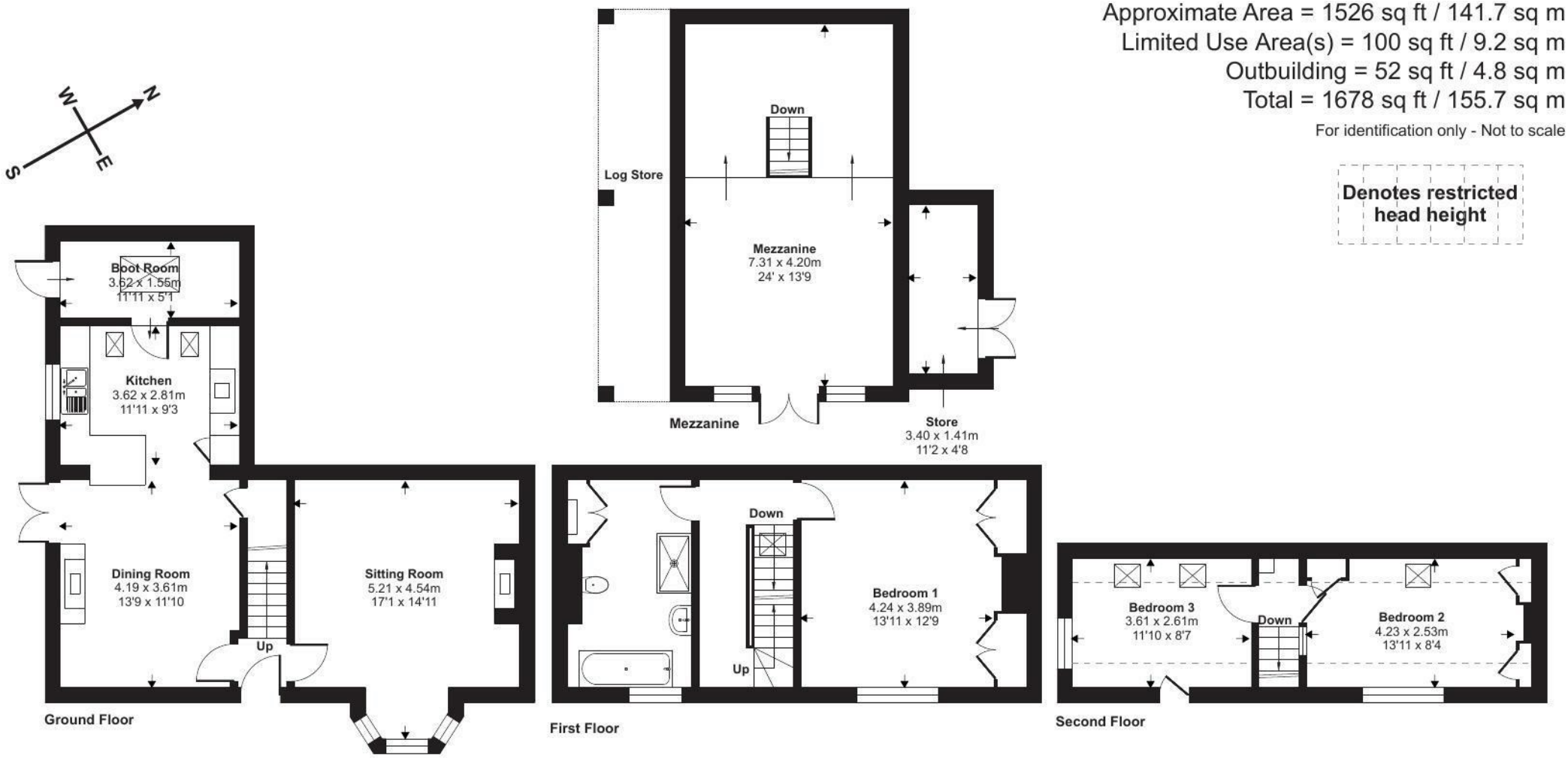
FROM TAUNTON take the Minehead road. At Bishops Lydeard turn left onto the B3224 to Elworthy Cross. Continue straight across the junction at Elworthy Cross and continue on the B3224 to the Raleigh's Cross Inn' and continue west. After about 1 mile take the right hand fork by the Methodist Chapel continuing on the B3224 towards Wheddon Cross. After about 2 miles take the right hand junction to Luxborough and continue down the hill towards the village. Pass a small collections of houses until you reach a left turn. Take the left turn and continue along the road and take the next slight left turn. Continue going straight on ast past a left turn and then take s slight right towards Woodmans Cottage which will be found to the right.

WHAT3WORDS

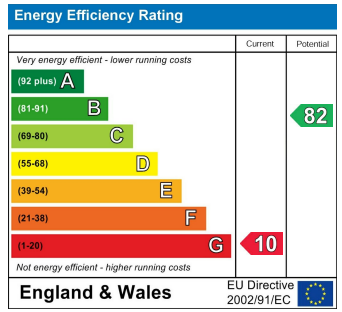
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Approximate Area = 1526 sq ft / 141.7 sq m
Limited Use Area(s) = 100 sq ft / 9.2 sq m
Outbuilding = 52 sq ft / 4.8 sq m
Total = 1678 sq ft / 155.7 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1452979



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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.










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