

Gardeners Cottage

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Dunster, Minehead, Somerset, TA24 6TX

Minehead 5.4 miles. Dulverton 13.1 miles. Taunton 23.8 miles.

A two bedroom semi-detached home in a rural location with a large garden, parking, paddocks, close to excellent walking and riding. Attached cottage available by separate negotiation.

- Peaceful rural location
- Kitchen
- Generous Garden and Parking
- Adjoining cottage is also for sale
- Freehold
- Two bedroom cottage
- Sitting Room
- 3.95 acres of good pasture
- Close to wonerful riding and walking
- Council Tax Band D

Guide Price £540,000

SITUATION

Gardeners Cottage enjoys a superb rural situation set back off a quiet country lane between Dunster and Wootton Courtenay within Exmoor National Park. Dunster, 2 miles away, is a beautiful medieval village boasting its own Castle and a Medieval Yarn Market. The comprehensive amenities of Minehead are 5.5 miles away. The property is ideally located to take advantage of the excellent opportunities to walk and ride on the open slopes of the moor via the nearby bridleways and footpaths. The property lends itself to an ideal work/life balance. The north coast is just 5.5 miles away.

DESCRIPTION

Gardeners Cottage is a two bedroom semi-detached period property arranged over two floors with an attractive outlook, a generous garden and paddock. The excellent location, together with the land and wonderful out-riding, make the property ideal for equestrian pursuits and for those who want a 'slice of the good life'.







ACCOMMODATION

The front door opens into an entrance hall, leading through an internal door into the main hallway and principal living accommodation. The living room is a generously proportioned and welcoming space, featuring an impressive fireplace with wood burner and a bay window that fills the room with natural light while enjoying lovely views. Adjoining the living room is the kitchen, fitted with a range of cabinets and complemented by a tiled floor. The kitchen includes a sink with drainer, space for a dishwasher, an electric cooker and a Rayburn. Two useful storage cupboards provide additional practicality, while an external door offers convenient access to the garden.

Stairs rise from the hallway to the first-floor landing. Bedroom one is an excellent-sized double room, enjoying stunning views of surrounding countryside beyond. Bedroom two is another well-proportioned double bedroom, offering bright and airy accommodation. Completing the first floor is the family bathroom, finished with modern tiling and fitted with a bath and shower over, wash hand basin and WC.

OUTSIDE

The cottage is approach over a shared driveway leading through a gate in to a parking area for several cars. The garden is to the side of the property and there is plenty of area to create a vegetable garden. The paddock has part river frontage with fishing rights.

SERVICES

Mains electricity and mains drainage and shared private water Oil fired central heating. Mobile data services available. Standard broadband available. (OFCOM 2026)
Somerset Council Tax Band D.

VIEWING

Strictly by appointment with the agent.

AGENTS NOTE

The attached cottage next door is also available for purchase through Stags.

DIRECTIONS

From the A39 take the A396 through Dunster and just before entering Timberscombe take the right hand turn signposted Wootton Courtenay. Proceed for a quarter of a mile and on a sharp bend turn right into Knowle Lane where the property will be found after half a mile on the left hand side.

WHAT3WORDS

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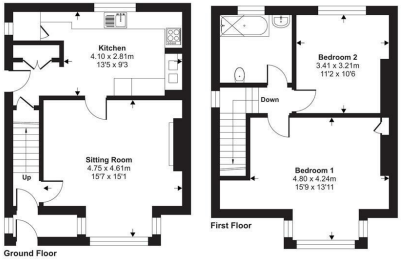
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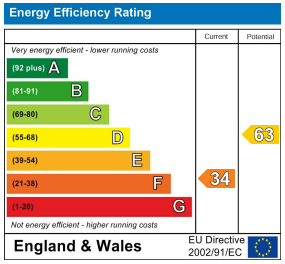


Approximate Area = 2364 sq ft / 219.6 sq m
Limited Use Area(s) = 45 sq ft / 4.1 sq m
Annexe = 223 sq ft / 20.7 sq m
Garage = 385 sq ft / 35.7 sq m
Total = 3017 sq ft / 280.1 sq m
For identification only - Not to scale

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: 1458858



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