



Court Cottage, Park Lane



Court Cottage, Park

Carhampton, Minehead, TA24 6NL

Village location Minehead 3.9 miles Taunton 20.6 miles

Court Cottage is a beautifully restored, four bedroom Grade II Listed thatched home on the edge of the village, with stunning views, mature garden and a detached garage and driveway. EPC: E.

- Stunning Grade II listed
- Immaculately presented cottage
- Detached garage & driveway
- Four bedrooms
- Outskirts of village
- Pretty gardens with views
- Kitchen/ breakfast room
- Freehold
- Council Tax: F. EPC: E.

Guide Price £650,000

SITUATION

Located on the edge of the popular Somerset village of Carhampton, Court Cottage enjoys a peaceful setting backing onto open farmland with far-reaching countryside views. The property is ideally placed for scenic walks across the Deer Park to Dunster, through surrounding farmland to the beach, and alongside the West Somerset heritage steam railway to Blue Anchor. Carhampton offers a church, village pub, community orchard and village hall, while the coastal town of Minehead is approximately 4.4 miles away with a wide range of shops, schools and amenities.

DESCRIPTION

Court Cottage is a stunning Grade II Listed thatched cottage believed to date from the 15th or early 16th century. Rich in character, it retains a wealth of original period features including a rare plank and muntin screen, exposed beams, a partially smoke-blackened roof structure and impressive fireplaces. Carefully restored to combine historic charm with modern living, the cottage benefits from spacious accommodation, generous gardens, detached garage, ample parking and beautiful countryside views.



ACCOMMODATION

The welcoming entrance hall leads to two spacious reception rooms. The dual-aspect living room features exposed beams, wooden flooring, the original plank and muntin screen, and a fireplace with wood-burning stove. An adjoining office provides access to one of the staircases and a ground floor cloakroom.

The dining room is another generous dual-aspect reception space with wooden flooring, an impressive fireplace and a second staircase to the first floor. Beyond lies the breakfast room with access to the garden, leading through to the modern fitted kitchen featuring a range cooker, butler sink, integrated dishwasher, washing machine and fridge.

The first floor is arranged over two separate landing areas, reflecting the cottage's historic layout. There are four bedrooms in total, together with a contemporary family bathroom and separate modern shower room, offering flexible accommodation for family living or guests.

OUTSIDE

The property occupies a generous plot backing directly onto open farmland. The front garden is enclosed by a traditional stone wall and planted with a variety of shrubs. A private driveway leads through double gates to extensive off-road parking for four to five vehicles and a detached double garage with power, lighting and loft storage.

To the rear, the gardens are mainly laid to lawn and include an apple tree, mature fruit and ornamental trees, well-stocked borders, a rose arch and several seating areas designed to enjoy the surrounding countryside views. A patio provides an ideal space for outdoor dining, while the sunroom/conservatory overlooks the garden. Additional external features include an outside WC, useful storage area and further hardstanding for vehicles.

SERVICES

Mains water, electricity and drainage. Oil-fired central heating. Standard and Superfast broadband available. Mobile data services available but may vary. OFCOM 2026.

Local Authority - Somerset

VIEWING

Strictly by appointment with the agent please.

DIRECTIONS

From Dunster, turn right onto the A39 and continue into the village of Carhampton. Upon entering the village, take the first right onto Winsors Lane. Bear left at the triangular junction, and continue along the lane. Shortly afterwards, The Court will be on your left, and Court Cottage can be found a little further along on the right-hand side.

WHAT3WORDS

///reliving.candle.another



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

13 Fore Street, Dulverton,
Somerset, TA22 9EX

dulverton@stags.co.uk

01398 323174

Approximate Area = 1783 sq ft / 165.6 sq m
 Limited Use Area(s) = 219 sq ft / 20.3 sq m
 Garage = 314 sq ft / 29.1 sq m
 Total = 2316 sq ft / 215.1 sq m
 For identification only - Not to scale

Garage
5.47 x 5.33m
17'11 x 17'6

Bedroom 1
5.59 x 3.03m
18'4 x 9'11

Bedroom 2
3.95 x 3.50m
11'9 x 13'

Bedroom 3
3.93 x 2.70m
12'11 x 8'10

Bedroom 4
2.98 x 2.55m
9'9 x 8'4

Kitchen
5.60 x 2.78m
18'4 x 9'1

Breakfast Room
3.02 x 2.10m
9'11 x 6'11

Dining Room
5.43 x 3.04m
17'10 x 10'

Sitting Room
5.15 x 4.25m
16'11 x 13'11

Office
5.10 x 2.70m
16'9 x 8'10

First Floor

Ground Floor

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: 1481923