



EXMOOR
PROPERTY



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WESTGATE COTTAGES
SIMONSBATH - EXMOOR



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SIMONSBATH - SOMERSET

TA24 7SN

ABOUT THE PROPERTY

Nestled in the heart of Exmoor National Park, this delightful 3-bedroom cottage has been thoughtfully modernised by the current owners, creating a stylish and welcoming family home. Perfectly positioned for equestrian enthusiasts and nature lovers alike, the property offers stables, two paddocks (1.53 acres), and direct access to some of Exmoor's finest riding and walking routes.

Inside, the accommodation is light, versatile, and well-presented. The open-plan living and dining areas flow seamlessly, blending contemporary finishes with the warmth and character of a traditional cottage. Upstairs, three well-proportioned bedrooms provide comfortable family living, each enjoying far-reaching views across the surrounding countryside.

Key Features

Beautifully modernised Exmoor cottage

3 bedrooms, ideal for families or guests

Open-plan living and dining spaces

Stables and approximately 1.53 acres (two paddocks)

Stunning countryside and valley views

Direct access to exceptional walking and riding trails

Mature garden and outdoor areas for relaxing or entertaining

For layout and approximate room measurement, please see the enclosed floor plan and link to Virtual Tour.





THE AREA

This is more than just a home – it's a gateway to Exmoor's unique way of life. Whether you dream of keeping horses, exploring the national park on foot, or simply unwinding in a peaceful rural setting, this property offers a rare chance to combine modern comfort with the very best of country living.

Simonsbath is a charming and historic village at the very heart of Exmoor National Park in Somerset. Set within a sheltered valley along the River Barle and surrounded by dramatic hills, it offers an unspoilt setting steeped in natural beauty and history. The area is rich in heritage, with connections to the Knight family estate, and is perfectly placed for exploring moorland, woodlands, and long-distance walking routes such as the Two Moors Way.

At the centre of the village, the Exmoor Forest Inn provides a welcoming hub for residents and visitors alike, while the wider area offers a variety of traditional pubs, hotels, tea rooms, and restaurants showcasing the best of local food and drink. Popular options include the Exmoor White Horse Inn & Country Hotel and Exford Bridge Tea Rooms, perfect for sampling a true taste of Exmoor.

Exmoor itself offers an abundance of leisure opportunities, from a hike up Dunkery Beacon—the highest point on Exmoor with breathtaking panoramic views—to a riverside picnic at Landacre Bridge or a cream tea at the charming Withypool tea rooms. This is a location that truly blends convenience with an exceptional countryside lifestyle.

The North Devon Link Road (A361) is around a 20-minute drive, connecting to the M5 motorway at Junction 27, where Tiverton Parkway provides a fast train service to London Paddington in just over 2 hours. The nearest international airports are at Bristol and Exeter, making the property well connected for both business and leisure. Families will appreciate the excellent choice of state and private schools in the region.





Lynmouth - 9.1 miles
Lynton - 10.7 miles
Barbrook - 9.7 miles
Valley of the Rocks - 11.5 miles
Porlock - 13.3 miles
Minehead - 19 miles
South Molton - 12.3 miles
Barnstaple - 17.7 miles



Combe Martin Beach - 14.2 miles
Ilfracombe Harbour - 20 miles
Woolacombe - 22.5 miles
Putsborough - 25.9 miles
Croyde - 25.2 miles
Saunton - 25.6 miles



Barnstaple Train station - 18.1 miles
Tiverton Parkway - 37 miles



Junction 27 (M5) via A361 - 35.5 miles
Via Dulverton - 33.8 miles

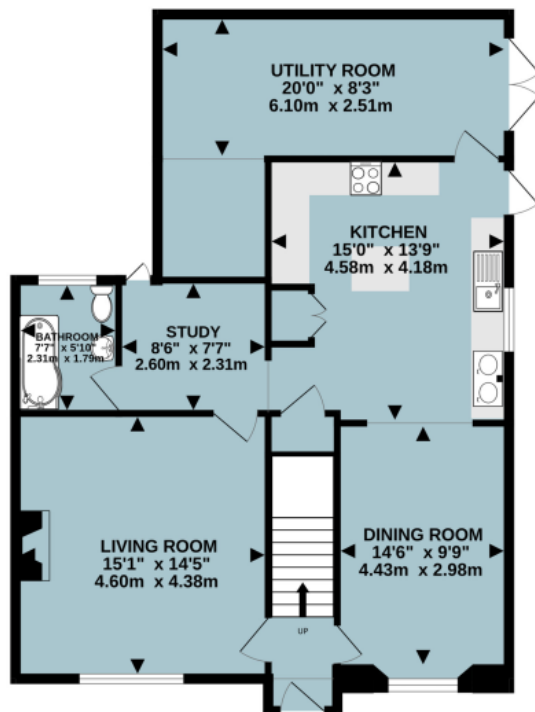


Exeter Airport - 51.9 miles
Bristol Airport - 72.7 miles

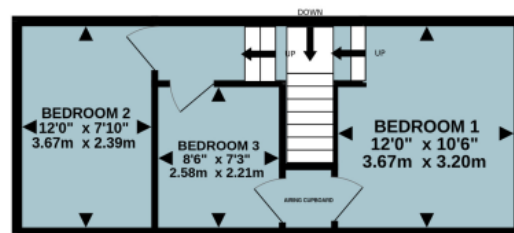




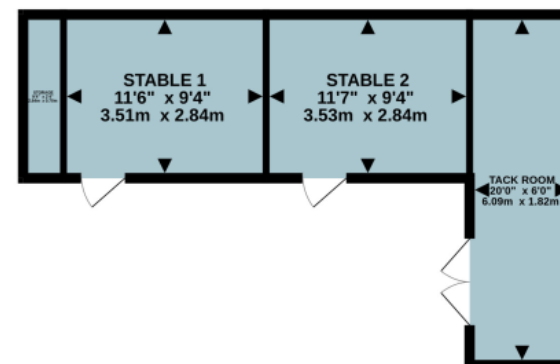
GROUND FLOOR
940 sq.ft. (87.4 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



STABLES
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 1640 sq.ft. (152.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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SERVICES & OUTGOINGS

The property is served by a private water, supply and private drainage, oil fired central heating, mains electricity.

Please see the Ofcom website for further information regarding mobile phone signal coverage and internet connections in the area.

Private Parking Area

Somerset Council – Band C

(2025/26-Approx. £2,056.68 per annum)

EPC - F Rating

TENURE

Freehold

IMPORTANT NOTICE

These sale particulars have been prepared as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please make contact prior to viewing the property. To the best of our ability we try to represent the property accurately and honestly. A purchaser must make sure they are satisfied with the property before agreeing to proceed.

A Property Information Questionnaire & Title Register are available to prospective purchasers before committing to proceed with a purchase. We are not legal experts, and you must seek and be guided by your own legal advice. Talk to us if there are any questions or concerns relating to the property.

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DIRECTIONS

From our office in Lynton proceed down Castle Hill and continue straight onto Lynbridge Road and stay on this road until you reach Barbrook. Turn left at the junction opposite the fuel station onto A39. After 3.9 miles turn right onto B3223, signposted Simonsbath. Continue on this road for 10.1 miles. Once you have reached the sign for Simonsbath take the right hand turning onto the B3558, signposted Blackmoor Gate, Barnstaple, Ilfracombe. This is before Boeveys Tea Rooms.

Proceed for approximately 0.3 miles, and the property will be found on the right-hand side with a 'For Sale' board clearly visible.

From our office in South Molton, proceed up Station Road for 0.7 miles until you reach the A361 North Devon Link Road. At the roundabout, turn left and continue for 2.2 miles. At the next roundabout, take the 4th exit onto the A399.

Follow the A399 for 3.6 miles and then turn right, signposted North Molton. Continue along this road for 11.6 miles. After crossing the bridge by the sawmills, take the left-hand turning onto the B3223, and then the next left-hand turning onto the B3558, signposted Blackmoor Gate, Barnstaple, Ilfracombe.

Proceed for approximately 0.3 miles, and the property will be found on the right-hand side with a 'For Sale' board clearly visible.

DIGITAL MEDIA LINKS - CLICK

What 3 Words Location - [///acquaint.animals.winners](https://www.what3words.com////acquaint.animals.winners)

VIRTUAL TOUR

Property Reference #RSE0524

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