



CEDAR HOUSE

Old Cleeve - Minehead - Somerset



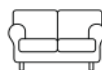
CEDAR HOUSE

Old Cleeve - Minehead - Somerset - TA24 6HH

Minehead 7.2 miles; M5 (J25) 18miles



A striking gentleman's residence offering flexible 7 bedroom living accommodation together with a two bedroom bungalow & a one bed detached bungalow enjoying breathtaking views of West Somerset.



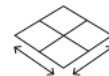
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10



9



641 sqm

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, 13 Hammet Street, Taunton, Somerset, TA1 1RN

Tel: 01823 277121 Email: residential.taunton@gth.net Ref: TAU240557

INTRODUCTION

The sale of this striking Edwardian period property comes to the market following the vendors' decision to downsize. Built in 1906 as a Gentleman's residence, the property is presented in excellent order throughout and offers flexible accommodation. Currently run as a five-bedroom B&B with two holiday lets, it could equally be enjoyed as a substantial private home or for multi-generational living.

DESCRIPTION

Occupying a commanding position on the edge of the picturesque village of Old Cleeve, this handsome residence offers a rare combination of architectural grandeur, generous proportions and exceptional versatility, with far-reaching views towards Exmoor, the Brendon Hills, the Bristol Channel and, South Wales.

Set within approximately 1.5 acres of mature, well-established gardens, the detached property provides seven spacious bedrooms, each with en-suite facilities, and five elegant reception rooms—ideal for both refined living and large-scale entertaining. Character features typical of the Edwardian era include parquet flooring, original fireplaces and an impressive entrance hall with the original staircase, all of which highlight the quality and craftsmanship of the period.

Approached via a long, sweeping driveway, the property offers ample parking, a garage and an attached stable block with workshop and groom's room. In addition to the main residence, there are two further dwellings within the grounds:

- A link-detached two-bedroom bungalow, with kitchen, sitting room and patio
- A detached one-bedroom bungalow, with conservatory and utility room

Both enjoy their own garden space and provide additional flexibility, whether for extended family, holiday letting or guest accommodation.



OUTSIDE

Set back from the country lane, the property is perfectly orientated to make the most of its westerly outlook. The mature, landscaped gardens offer a sense of privacy and tranquillity from the moment you arrive. Wide lawns, established trees and secluded seating areas provide plenty of space to relax or entertain. A sun terrace on the southern elevation is ideal for outdoor dining, while several patios allow guests or family members to enjoy their own private corners. The grounds also include a garage and large garden shed and well-tended borders, it neighbours onto an orchard and alpacas adding to the charm of the setting.

In all, the gardens and grounds extend to approximately 1.5 acres.

SITUATION

Cedar House is enviably situated on the edge of the historic village of Old Cleeve, nestled between the Quantock Hills and Exmoor National Park in the heart of West Somerset's countryside. Old Cleeve itself is a charming village known for its period thatched cottages, church and strong sense of community. The area offers an abundance of outdoor pursuits, from walking and cycling to birdwatching and beachcombing along nearby Blue Anchor beach.

The seaside town of Minehead, the harbour town of Watchet and the amenities of Williton are all within easy reach. There is an excellent view of the West Somerset Steam Railway and a number of stations nearby. Taunton, the county town, is around 30 minutes by

car and offers mainline rail services to London Paddington in under two hours, as well as access to the M5 motorway.

SERVICES & OUTGOINGS

- Mains electricity, gas, water and drainage
- Gas-fired central heating
- Council Tax: Somerset Council – Owners side Band B, plus Business rates
- Broadband: Fibre-to-the-premises (up to 1,000 Mbps download / 220 Mbps upload)
- Mobile coverage: EE, O2, Three, Vodafone
- Flood risk: Very low (defined as less than 0.1% chance of flooding per year)

DIRECTIONS

What3words:/// litigate.recliner.tailwind

ADDITIONAL NOTES

- The property is not listed, providing flexibility for future development.
- The large loft offers scope for conversion (subject to the usual consents).
- Sun room and conservatory
- Parking for 10+ vehicles.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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92+	A		105 A
81-91	B		
69-80	C		
55-68	D	60 D	
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The Pippins



Old Cleeve, Minehead, Somerset, TA24 6HH

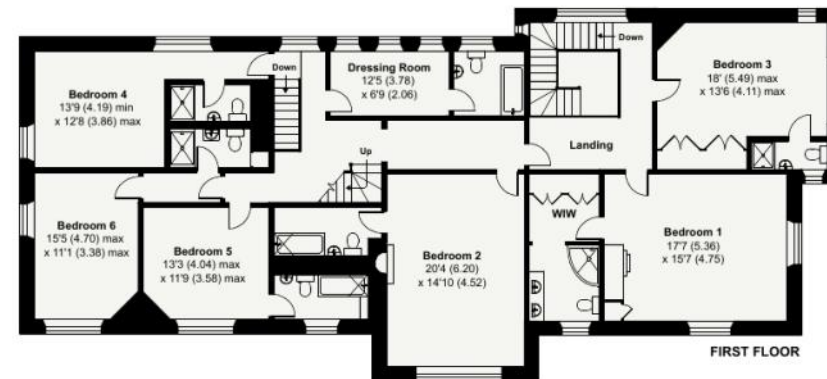
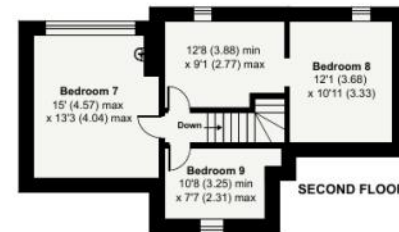
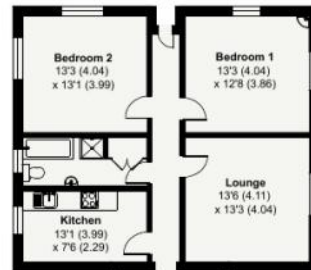
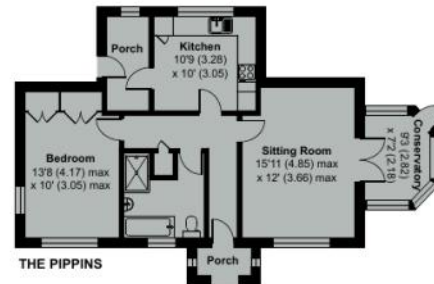
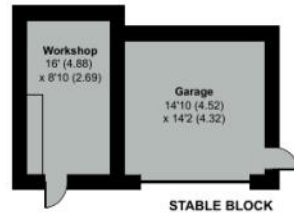
Approximate Area = 6629 sq ft / 615.8 sq m

The Pippins = 747 sq ft / 69.3 sq m

Outbuildings = 376 sq ft / 34.9 sq m

Total = 7752 sq ft / 720.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Greenslade Taylor Hunt. REF: 1298984



IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars 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 contact the office prior to viewing the property.

