

Quantock Moor Farm Cottage

Bicknoller, Somerset, TA4 4ER

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This most impressive period three-bedroom cottage has been upgraded through out by the current owner to offer superb accommodation. The property is a true country escape and is surrounded by simply breath taking elevated views of the dramatic countryside of West Somerset towards Exmoor in the far distance. Located on the edge of the popular village of Bicknoller and only a short proximity to the A358 allows for easy access connecting the main road and rail networks.

THE PROPERTY

Main entrance porch with attractive slit windows each side leading to a solid oak front door. The kitchen includes a range of high gloss storage units complemented with granite work surface extending across.

A part vaulted ceiling with skylights allow an abundance of natural light in. Integrated appliances to include a black Aga series Six-Four with 4 electric ovens with gas burner hob above. An integrated dishwasher is to the side.

At the far end a useful housekeeping cloakroom. This room houses the gas boiler and water fed underfloor heating system serving the ground floor.

Access opens from a stable door to the side of the cottage which in turn leads to an attractive sun terrace and a purpose built workshop beyond.

There is a utility room with plumbing for a washing machine and dryer. Additionally, an ultraviolet light water treatment system for the spring water to the property.

From the kitchen a split-level open plan design steps up to a spacious breakfast / dining area with further space to one side for a study area. This allows for a large dining table with a pretty cottage window looking out across the front garden. Beautiful, polished hardwood herring bone flooring extends across continuing though into the reception with staircase off to one side and sitting room.

This attractive room offers charm and immense character to feature a central inglenook fireplace housing a large wood burning stove set on a flagstone hearth with a large exposed bressummer beam over.

On the first floor the principal bedroom is spacious and light enjoying stunning views out across the open countryside. A built-in wardrobe is seen to the far end.













Property description cont.
Bedroom 2 is a further double bedroom with ceiling timbers and curved walls. Again, outstanding views can be enjoyed. There is a loft hatch with access to partially boarded storage.
Bedroom 3 looks out to the main garden area and is currently used as a home office.
Vintage style cast iron radiators feature in all upstairs rooms.
The family bathroom is well appointed to include travertine tiled flooring, pedestal basin, WC and a free-standing roll top ball and claw bath.
A heated towel rail and radiator complete the arrangement.

GARDENS
Quantock Moor Farm Cottage is approached along a rural no thru lane up to the entrance and continuing along a private drive leading up to the parking and turning area to the property.
Attractive stone walling borders the front garden with a wrought iron double gate opening on to a cobbled pathway leading to the front and side of the cottage.

A feature to the garden is the pretty spring water stream that gently cascades down on varying levels and continues down beyond the garden.
Flagstone terraces bordered by natural stone walls provide a superb outside entertaining space where southerly views of this extraordinary landscape can be enjoyed.

To the side, a fully insulated purpose-built outbuilding, currently used as a workshop, offers two versatile rooms with power, lighting, electric heating and bi-fold doors opening onto a further terrace.
The terraced gardens continue up the hillside to a large garden shed, while a further summerhouse with its own sun terrace, power and lighting is positioned at the opposite end of the garden.
Gated access leads directly onto the Quantock Hills, providing immediate access to an extensive network of walking and riding trails.

SITUATION
Quantock Moor Farm Cottage occupies an exceptional setting in the heart of the Quantock Hills, an Area of Outstanding Natural Beauty surrounded by breath taking scenery, ancient woodland and open moorland, with extensive footpaths and bridleways.
The village of Bicknoller offers a popular pub and village shop.





























DIRECTIONS What3Words noise.prickly.thumb Leave Taunton in a northerly direction on the A358 heading towards Minehead. Continue past the villages of West Bagborough and Crowcombe and the hamlet of Halsway. Take the small turning on the right hand side into Chilcombe Lane and continue long up the hill onto a rural no thru lane where the driveway to the property can be seen straight ahead.

SERVICES

Mains electricity, drainage to small sewage treatment plant. Private water supply

LOCAL AUTHORITY

Somerset Council
Council tax Band F

ENERGY PERFORMANCE CERTIFICATE

EPC band E

FOR FURTHER INFORMATION

There is an easement held by Quantock Moor Farm Cottage to an old septic tank within a neighbour's garden. Whilst still in effect, a small domestic sewage treatment plant (6 person) was installed at Quantock Moor Farm Cottage in 2022

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Approximate Area = 1122 sq ft / 104.2 sq m
Outbuildings = 482 sq ft / 44.7 sq m
Total = 1604 sq ft / 148.9 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). ©nichecom 2026. Produced for Humberts. REF: 1501989

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