



Three Gates

Luccombe, Luccombe, Minehead, TA24 8TA

£875,000

EPC: D Council Tax: F Tenure: Freehold Bedrooms: 4 Reception Rooms: 1 Bathrooms: 2

FINE & COUNTRY

KEY FEATURES

A beautifully appointed four bedroom country residence in a tranquil Exmoor setting, surrounded by rolling farmland and views towards Dunkery Beacon. A truly special rural retreat with land, stables and timeless charm. Superb detached country home within Exmoor National Park

- Peaceful and private setting with magnificent rural views
- Stylishly extended and remodelled with character throughout
- Beautiful open plan sitting/dining room with woodburner
- Well-equipped kitchen/breakfast room with AGA and utility
- Four bedrooms, family bathroom and cloakroom
- Study with lovely garden and countryside outlook
- Principal bedroom with cantilever balcony enjoying panoramic views
- Stable, open barn and paddocks — in all about 3.85 acres
- Mature landscaped gardens with sun terrace and fruit trees
- Ample parking via remote-controlled gates and brick-paved drive









THREE GATES

Three Gates presents a rare opportunity to acquire an elegant detached country residence, occupying a wonderfully peaceful position on the edge of the National Trust village of Luccombe. Originally built after the Second World War, the home has been thoughtfully remodelled and extended to create a property of grace, warmth, and modern practicality — perfectly blending classic rural character with comfort and style.

A wrought iron gate opens to a brick-paved entrance driveway with ample parking and turning space. The welcoming entrance porch leads into a spacious reception hall, featuring tiled flooring, a useful under-stairs cupboard, and double glazed doors that open through to the principal reception space.

The open plan sitting/dining room is the heart of the home — a superb triple aspect room with wonderful light, fitted bookshelves, and a central woodburner creating a warm focal point. Two sets of French doors open directly onto the garden terrace, capturing glorious countryside views.

The kitchen/breakfast room enjoys dual aspects over the gardens and is fitted with a range of modern units with ample work surfaces, stainless steel sink, and tiled splashbacks.





THREE GATES

The oil-fired AGA provides both cooking and hot water, complemented by an LPG hob, Bosch dishwasher, eye-level oven and extractor. A charming stable door opens to the garden, and a large walk-in larder adds practicality and storage. Beyond lies an inner hall leading to the utility room, fitted with a Butler sink, plumbing for washing machine, and further access outside. The adjoining boiler room houses the oil-fired central heating system.

The study, positioned off the reception hall, enjoys views over the gardens and fields — ideal for home working — while a cloakroom/WC completes the ground floor accommodation.

A staircase rises to the first floor landing with airing cupboard and roof access. The principal bedroom is a stunning triple-aspect suite with a cantilever balcony, perfectly positioned to take full advantage of the panoramic views across the gardens and surrounding countryside towards Dunkery Beacon — a peaceful retreat to enjoy morning coffee or an evening sunset. There are three further bedrooms, two generous doubles and a versatile single with adjoining dressing room. The family bathroom is fitted with a contemporary white suite including a P-shaped bath with shower over, pedestal basin and WC.

Gardens and Grounds

Three Gates is set within beautifully tended gardens and grounds extending to approximately 3.857 acres (1.561 ha).

Electric wrought iron gates open onto a smart brick-paved drive with ample parking and turning space, bordered by lawns and stone walling. The gardens wrap gracefully around the property, offering a peaceful and private retreat with mature hedging, colourful flower borders, fruit trees including Victoria plum and damson, and wide lawns leading down towards the paddocks.

A paved sun terrace sits directly beyond the sitting/dining room — the perfect spot for al fresco entertaining while enjoying the far-reaching views towards Dunkery. Beyond, the land includes two paddocks with water troughs, a stable (14'6" x 9'3"), an open-fronted barn (30' x 18'7"), and a small copse, all with access to adjoining lanes and riding routes across Exmoor.









THE AREA

Three Gates

Luccombe is a quintessential Exmoor village owned largely by the National Trust, boasting a parish church, village hall and a friendly, close-knit community. The area offers immediate access to some of the most scenic walking, cycling and riding routes in Exmoor National Park, including woodland and moorland trails right from the doorstep.

The nearby village of Porlock (3 miles) provides everyday amenities including a primary school, shops, cafés, and traditional inns, as well as the charming harbour at Porlock Weir. The coastal resort of Minehead (approximately 4½ miles) offers a wider selection of shopping, leisure and schooling facilities, including the beautiful Blenheim Gardens and West Somerset Golf Club. The county town of Taunton lies around 27 miles east, providing access to the M5 motorway and a mainline rail service to London Paddington in approximately 2½ hours.

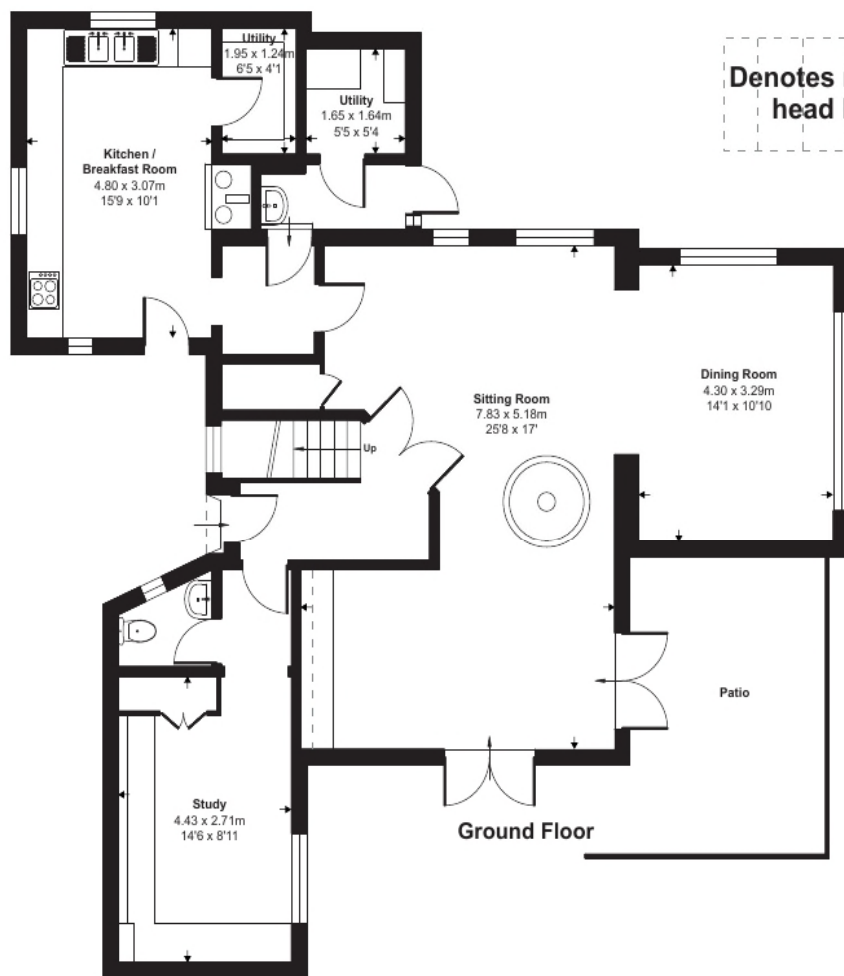
DIRECTIONS

From Minehead, proceed west on the A39 towards Porlock. After approximately 2½ miles, turn left signposted Luccombe. Follow the lane into the village, keeping left past the village hall and continuing by the church. Continue for about half a mile towards Wootton Courtenay and the property will be found on the right-hand side.

UTILITIES AND SERVICES:

Mains water and electricity. Private drainage and oil fired central heating.

We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>



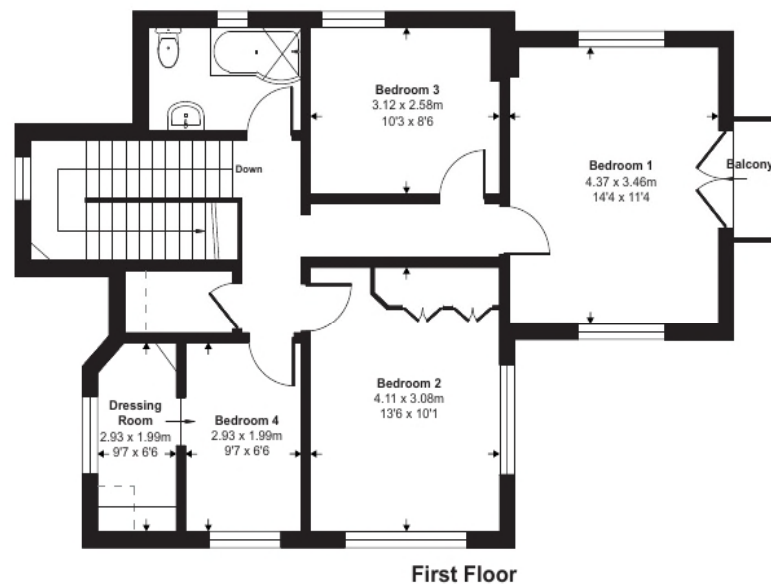
Denotes restricted
head height

Approximate Area = 1831 sq ft / 170.1 sq m

Limited Use Area(s) = 21 sq ft / 2 sq m

Total = 1852 sq ft / 172 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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Lorraine David-Jenkins

Residential Office Manager

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