



Woodcombe Lodges







Woodcombe Lodges Bratton Lane

Minehead, Somerset, TA24 8SQ

Minehead 1.4 Miles Exeter Airport 52 Miles Taunton 25.5 Miles

Woodcombe Lodges is a unique lifestyle opportunity set in an idyllic and peaceful location on the edge of the Exmoor National Park, just outside the coastal town of Minehead. This well-established holiday business comprises an impressive main residence and a collection of high-quality self-catering lodges, all set within generous landscaped grounds. Combining a successful income-generating enterprise with spacious, private accommodation, Woodcombe Lodges offers the perfect blend of rural tranquillity, coastal proximity, and business potential in one of Somerset's most desirable areas.

- Successful holiday letting business with established income
- Two Charming Stone-Built Holiday Cottages
- Peaceful Location Just A Short Distance From Minehead's Seafront
- Substantial & Impressive Main Residence
- Freehold
- Six fully equipped holiday lodges (sleeping 4–10)
- Stunning Views Over Exmoor & Towards The Sea
- On the Edge of Exmoor National Park.
- www.woodcombelodges.co.uk

Guide Price £1,850,000

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Situation

Tucked away along Bratton Lane, Woodcombe Lodges enjoys a tranquil, private setting with stunning countryside views. Minehead, just minutes away, provides shops, schools, healthcare, and a scenic seafront. The location offers easy access to Exmoor’s walking trails and wildlife, and benefits from strong road and rail links via Taunton and the M5. The peaceful yet accessible position supports both a successful holiday business and a relaxed rural lifestyle.

This enviable location makes Woodcombe Lodges an ideal base for a thriving holiday business, as well as a superb place to live and enjoy all that Somerset’s coast and countryside have to offer.

Main House

At the heart of Woodcombe Lodges lies an exceptional country residence, offering over 6,000 sq ft of refined living space. This grand and versatile home seamlessly combines timeless architectural charm with contemporary finishes, creating a sophisticated yet welcoming environment ideal for luxurious family living or an exclusive hospitality offering.

The ground floor is anchored by a stunning open-plan kitchen, dining, and family living area extending over 41 feet—perfectly designed for both everyday comfort and impressive entertaining. High ceilings, quality flooring, and expansive glazing flood the space with natural light, creating a seamless connection to the surrounding gardens.

Complementing the open-plan area is a Family Room featuring a log burner, a spacious Study/Dining Room that can function as either space, and a charming Garden Room with panoramic views, currently housing the main dining table. Additionally, the ground floor includes a comprehensive utility suite. Below, two large cellar rooms offer potential for wine storage.

The first floor accommodates four large double bedrooms, each with its own en-suite, a single bedroom, and a separate WC. From this level, there is also access to April Cottage, a self-contained section with two further en-suite double bedrooms, offering flexibility for extended family living or guest accommodation.

The second floor reveals a spacious attic room, currently serving as an additional double bedroom with en-suite shower room, as well as ample storage space, making it ideal for a studio, games room, or further conversion as required.

The Lodges

Woodcombe Lodges comprises a collection of high-quality self-catering lodges, set in landscaped gardens with elevated views toward Exmoor. Each lodge is privately positioned and easily accessible, offering bright, spacious accommodation ideal for families, couples, and walkers.

The portfolio includes one, two, three and four bedroom units, all featuring open-plan living areas, fully equipped kitchens, modern bathrooms, and private outdoor spaces. Tastefully decorated throughout, several lodges are fully accessible, broadening their appeal to a wide range of guests.

- Holly Lodge (Sleeps up to 10, Accessible)
- Cherry Tree Lodge (Sleeps up to 4 – Accessible)
- Yew (Sleeps up to 4/5)
- Laburnum Lodge (Sleeps up to 6 – Accessible)
- Cedar Lodge (Sleeps up to 4)
- Pine Lodge (Sleeps up to 4)

These holiday units have been run as a successful and well-established business, attracting repeat visitors year after year. With a strong reputation and scope for further marketing or development (subject to planning), the lodges offer excellent income-generating potential alongside the lifestyle benefits of owning a thriving hospitality venture in a prime West Somerset location. Importantly, there is still planning permission for the development of two additional lodges, presenting further potential for expansion.

April Cottage

April Cottage (Sleeps 4/5), a charming two-storey stone-built cottage filled with character, attached to the main house with two en-suite bedrooms: one double and one twin. A comfortable living room with seating and dining areas and fully equipped kitchen with modern appliances. Outdoor Features: A lawn area shared with Rose Cottage, with table and chairs, perfect for outdoor dining and to enjoy the rural views.





Rose Cottage

Accommodation: A single-storey stone-built semi-detached cottage. One double bedroom with wardrobe and dressing table. Spacious living room with bay window offering views of the garden and Exmoor hills. Dining area with table and chairs. Separate well equipped kitchen. Bathroom with bath and electric shower over, toilet, and hand basin. Heated towel rail for added comfort. Lawn area in front of the cottage with outdoor chairs and table.

Guest Facilities

Woodcombe Lodges offers a range of thoughtfully designed guest facilities to enhance guests' stay and provide entertainment for all ages. The well-equipped games room features a pool table, table tennis and table football - perfect for family fun or a relaxing indoor activity. Younger guests will love the children's play area, complete with swings, all set within a safe and picturesque part of the grounds.

For outdoor leisure, the property boasts a delightful 9-hole putting green, ideal for practicing your short game or enjoying a friendly challenge.

Within the grounds is an above-ground swimming pool, measuring 24ft x 12ft and approximately 4ft deep. The pool operates with a filtration system and basic solar heating through a black hose system. Please note, the swimming pool is located in the private kitchen garden and is not available for guest use.

Guests benefit from complimentary Wi-Fi throughout the lodges and cottages, as well as access to a shared laundry room for added convenience during longer stays. Ample on-site parking is available close to each accommodation, ensuring easy access and peace of mind throughout guests' visits.

Gardens

The gardens at Woodcombe Lodges are a true highlight of the property, offering tranquility, and practicality across approximately 2.56 acre of well maintained grounds. The landscaped gardens frame the lodges and main residence, with the main house benefitting from a generous private lawned area to the front of the house. The hedging is cleverly positioned to provide maximum privacy.

There is also a large traditional kitchen garden. Lawns and pathways connect the lodges, interspersed with colourful flowerbeds, mature trees, and secluded seating areas that invite relaxation and quiet reflection. Sweeping views across Exmoor and the surrounding countryside add a breath taking backdrop to the already picturesque setting.

Services

Somerset Council, House Council Tax Band A Rateable Value 5 x unites £10,950 & 3 units £8700, Mains Drainage, Mains Gas, Mains Electricity, Mains Water

Directions

Approaching Minehead from the east on the A39, go straight ahead at the first roundabout outside the town. At the next (mini) roundabout take the left fork signed Porlock/Lynmouth (A39). Follow this road round Minehead for 11/2 miles until reaching a major junction with a right turn back towards Minehead centre signed 'A39 Minehead'. Turn right here, and after about half a mile take the first turning left into Woodcombe Lane. Follow this road which becomes Bratton Lane, and then narrows to a country lane. The entrance to Woodcombe Lodge is then the third (and last) driveway on the right.

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Agents Note

The bottom section of the driveway provides access to the two properties behind Woodcombe Lodges. The original planning permission of the lodges was for 8 in total, only 6 were built, buyers to make their own enquiries.



Approximate Area = 6483 sq ft / 602.2 sq m

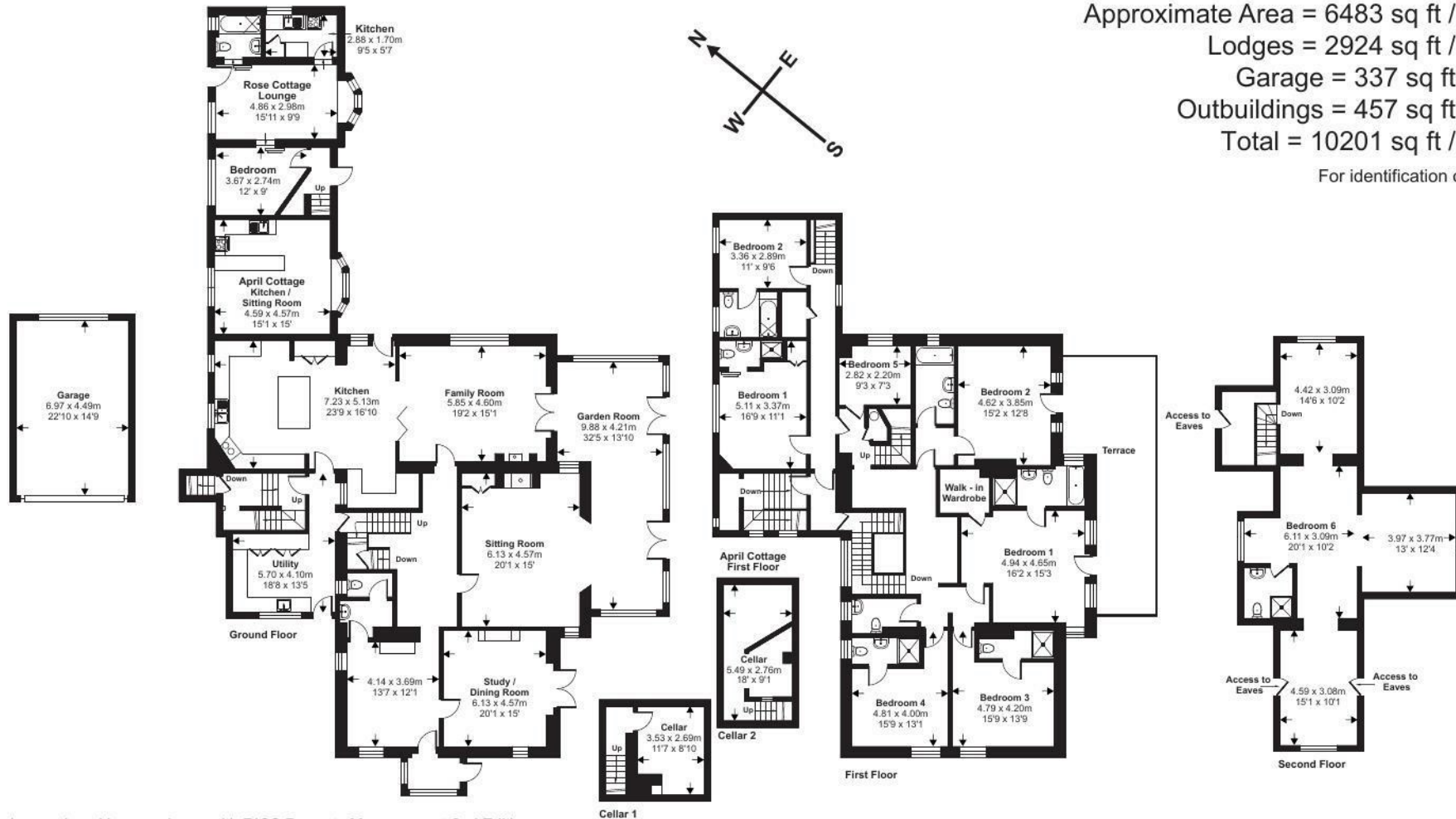
Lodges = 2924 sq ft / 271.6 sq m

Garage = 337 sq ft / 31.3 sq m

Outbuildings = 457 sq ft / 42.4 sq m

Total = 10201 sq ft / 947.5 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 Stags. REF: 1284676



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



