



Guide Price
£499,950
Freehold

Main Road, West Huntspill, Highbridge, Somerset TA9 3QZ
4 Bedroom Cottage



Formerly The Pimpernel public house, this exceptional property has been transformed into a beautifully presented and impressively spacious family home, offering over 2,500 sq ft of characterful accommodation. Every room reflects thoughtful conversion, blending period charm with well-planned modern living.

You enter through an oak-framed porch into the striking 35ft living/dining room, once the pub's main bar. The space immediately captures the home's unique feel, with its flagstone floor, exposed beams, timber panelling and a feature fireplace with built-in display cabinetry. Part-stained folding doors open into a cosy second reception room, warmed by a double-sided wood-burning stove that also serves the kitchen.

The kitchen/breakfast room is another standout space, fitted with Shaker-style units, solid wood worktops, a Belfast sink and natural slate flooring. An oil-fired Marshall Alpha range cooker provides a focal point, with room for an additional range and an eight-seat dining table. Double doors open to the garden, making it ideal for entertaining. The ground floor also includes a study, utility room, cloakroom and lobby, all finished with slate flooring and offering direct garden access. Upstairs, a generous landing leads to four double bedrooms, each with its own en-suite. The main bedroom includes a dressing room and a luxurious bathroom featuring a freestanding slipper bath and twin basins set on an antique sideboard. The remaining bedrooms each enjoy their own private shower or bathroom facilities.

Outside, the gardens wrap around three sides and are beautifully arranged with seating areas, lawns, well-stocked borders and an ornamental pond. To the rear are three private parking spaces. The property benefits from double glazing (excluding porch) and mains gas central heating.

EPC Rating: D - 02/08/2023 Somerset Council Tax Band: F - £3,301.00 for 2025/26



- Four double en-suite bedrooms
- Impressive thirty-five-foot lounge
- Double-sided wood-burning stove
- Beautiful shaker-style kitchen
- Spacious private garden areas
- Historic former village pub
- Generous landing with seating
- Three off-road parking spaces
- Charming period architectural details



Accommodation

Porch

Oak double doors leading into the main living room.

Living/Dining Room – 10.82m x 4.27m plus 3.76m x 1.60m recess

Once the pub’s main bar, this impressive 35ft room features a flagstone floor, part timber-panelled walls, exposed beams, and an open fireplace with decorative display cabinets and shelving.

Additional display shelving sits within a large recess at the opposite end. Part-stained glazed folding doors lead through to the sitting room.

Sitting Room – 6.12m x 3.96m

A cosy second reception room with part-timber and part-stone flooring, and a double-sided fireplace housing a wood-burning stove shared with the kitchen. Steps and part-glazed double doors open into the kitchen/breakfast room.

Kitchen/Breakfast Room – 6.38m x 4.95m

A large, impressive room fitted with classic Shaker-style units, solid wood work surfaces, and a Belfast sink. Features a natural slate tiled floor, an oil-fired Marshall Alpha range cooker, plus space for a second range-size cooker. Ample room for an eight-seater dining table. Double glazed double doors open to the outside.

Study – 4.88m x 2.77m

Located off the lobby with a natural slate floor and door to the rear garden.

Utility Room – 3.53m x 2.74m

Provides additional worktop space, storage, sink, and appliance space. Natural slate floor and external door to the garden.

Cloakroom – 2.13m x 2.11m

Fitted with WC, pedestal basin and cupboard. Slate flooring.

Lobby – 3.07m x 2.57m

Provides garden access and staircase to the first floor. Slate flooring.

Landing – 3.68m x 2.79m

A generous landing with space for seating adjacent to the stairwell. Doors to all bedrooms.

Main Bedroom – 3.78m x 3.51m

Double bedroom with exposed beams and access to the dressing room.

Dressing Room – 4.27m x 3.30m

Steps between the two rooms. Leads into the en-suite bathroom.

Main En-Suite Bathroom – 3.53m x 3.07m

Beautifully fitted with a raised freestanding slipper bath, Jack and Jill basins mounted on an antique sideboard, and WC.

Bedroom Two – 4.34m x 3.91m including en-suite

Double bedroom with its own en-suite facilities.

Bedroom Three – 5.64m x 2.79m

Double bedroom with en-suite bathroom.

En-Suite (Bedroom Three) – 2.18m x 1.50m

Fitted bathroom with bath, basin and WC.

Bedroom Four – 4.14m x 3.48m max including en-suite

Another double bedroom with private en-suite shower room.

Outside

Gardens extend to three sides with a variety of well-stocked beds, borders, paved seating/dining areas, slate chippings, lawned sections and an ornamental pond. To the front is a raised, part-covered seating/dining area.

The rear provides three off-road parking spaces.

All external windows and doors (except the porch) are double glazed.

Heating is provided by a mains gas central heating system.

Location

West Huntspill is a well-connected and welcoming Somerset village that offers the best of relaxed rural living with day-to-day convenience close at hand. The village itself provides a friendly community atmosphere with amenities including a primary school, village hall, church, popular pubs and a restaurant, making it an appealing place for families and couples alike.

Just a short drive north lies Highbridge and Burnham-on-Sea, where you’ll find supermarkets, cafés, seafront walks, medical facilities and a choice of independent shops. Bridgwater is equally accessible to the south, offering a wider selection of retail options, leisure facilities and major employment centres.

For commuters, the location is particularly strong. The M5 is easily reached via Junctions 22, 23 and 24, giving quick access towards Bristol, Taunton, Exeter and beyond. Highbridge & Burnham station provides mainline rail links, while local bus services connect surrounding towns and villages.

The area is also perfect for those who enjoy getting outdoors. Beautiful countryside, riverside walks, nature reserves and the Quantock Hills Area of Outstanding Natural Beauty are all close by, offering endless options for walking, cycling and weekend exploring.

Overall, West Huntspill combines a peaceful village setting with excellent access to coast, countryside and transport routes – a superb balance for modern living.





GROUND FLOOR
1533 sq.ft. (142.4 sq.m.) approx.



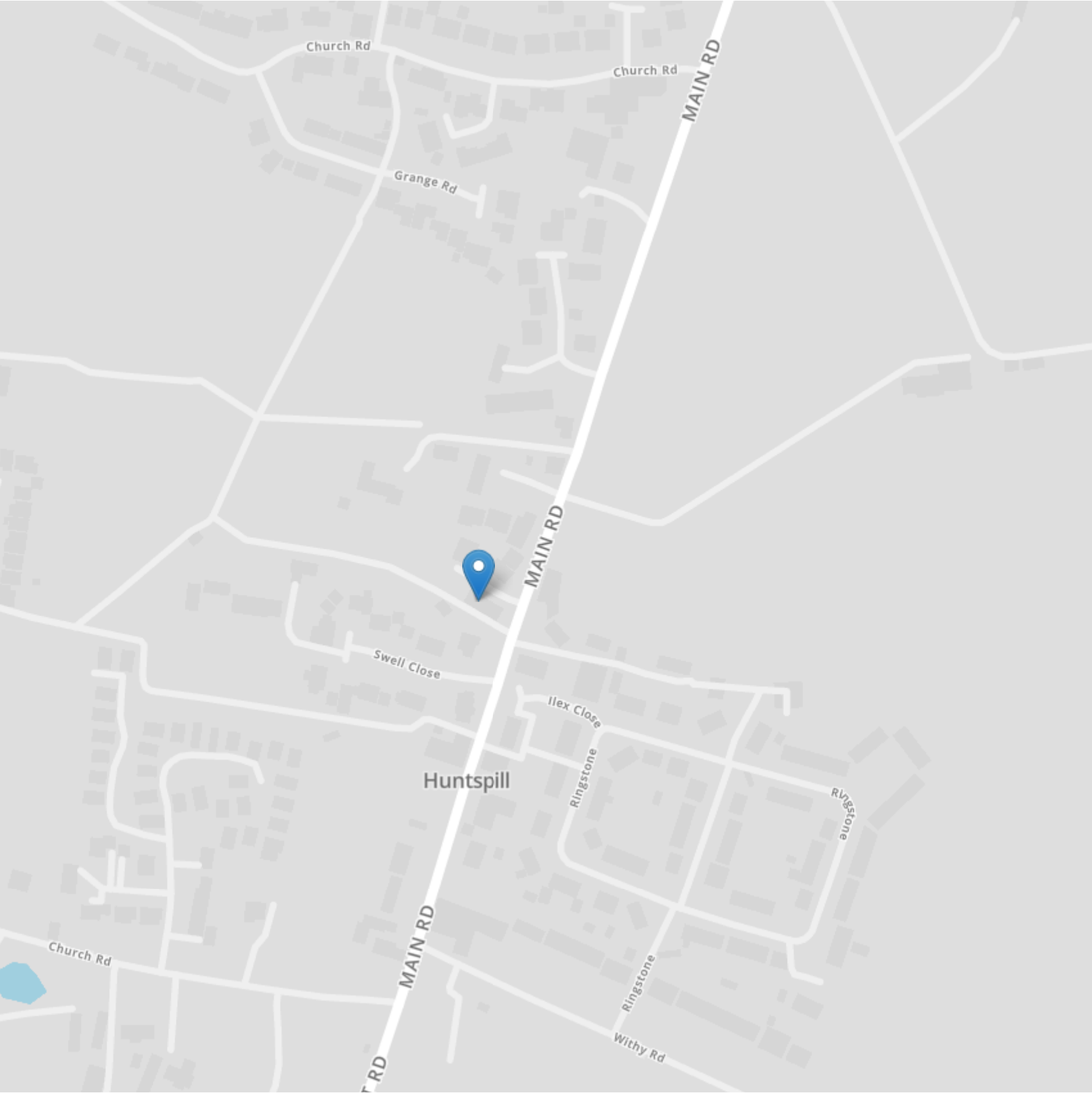
1ST FLOOR
1181 sq.ft. (109.7 sq.m.) approx.



TOTAL FLOOR AREA : 2713 sq.ft. (252.1 sq.m.) approx.

Material Information
Council Tax Band & Charge for Current Year
Band: F £3,301.00 for 2025/26
EPC Rating & Date Carried Out
EPC: D - 02/08/2023
Building Safety Issues
Non-Reported
Mobile Signal
Ofcom Mobile Coverage Checker
Provides official indoor and outdoor coverage predictions across all major UK networks www.ofcom.org.uk
nPerf Mobile Coverage Map
Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. www.nperf.com
Mast Data Mobile Mast Summary
Shows mast locations and coverage details for each mobile provider across the UK www.mastdata.com
Construction Type
Standard Construction
Existing Planning Permission
No Applications Currently Registered
Coalfield or Mining
N/A
Disclaimer: The information provided above has been obtained directly from the sellers or their representatives. While every effort has been made to ensure its accuracy, we cannot guarantee its completeness or reliability and advise interested parties to carry out their own due diligence

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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