

gth



HIGH STREET, PORLOCK, SOMERSET

# Sundale, High Street, Porlock, Somerset, TA24 8PS

Minehead 6.9 miles; Taunton 29 miles; Bridgwater 32 miles;

This spacious period accommodation and commercial premises occupy a prime centre village location and benefit from a superb dual aspect Kitchen/Dining room, a reception room to the front aspect, four bedrooms with one en-suite, along with good size rear garden.

Guide Price £525,000

## DESCRIPTION

A unique opportunity to acquire this four bedroom property together with two freehold shops below located in a prime position in the heart of the thriving Exmoor village of Porlock.

The commercial area is currently trading as a book shop. The four bedroom accommodation enjoys a good size garden to the rear and private access to the residence.



## ACCOMMODATION

A private front door to the side of the property gives access to the residential entrance hall opening into the utility room with space and plumbing for washing machine, ample storage units, stainless steel sink and drainer, range 'Royal' stove and window to the rear. Opening to inner hall with door to the rear garden, a door leads to the two commercial units, stairs rising. First floor doors lead to the main living accommodation. The Kitchen/dining room is a good size and benefits from windows to both the front and rear aspect, a fitted kitchen with units above and below work surfaces, inset stainless steel bowl sink and drainer, space and plumbing for dishwasher, space for

free standing cooker. A superb space for entertaining and dining, a wonderful feature fireplace and surround. Sitting room to the front aspect with a feature fire place. A good size double bedroom, feature fireplace and picture window overlooking the rear garden. The shower room benefits from a walk in mains fed shower, vanity unit with wash basin inset, close coupled WC and window to the rear. Second floor landing window to the rear with the benefit of amazing views towards Porlock bay and Porlock hill. A superb master twin aspect bedroom with two windows to the front and door to En-suite with shower enclosure with electric shower, low level WC, pedestal wash basin and electric heated towel rail. Double bedrooms to both the front and rear both benefit from feature



fireplaces and there is a further double bedroom with feature fireplace and window to front. The spacious bathroom offers a panelled bath, pedestal wash basin, low level WC and window to the rear with wonderful views.

The commercial space to the ground floor is currently used as a one shop but due to the benefit of two doors available they could be split offering two separate areas. The larger side shop has two deep window ledges ideal for displaying merchandise, stable door to the rear garden and stock room, door to the smaller shop with a deep window ledge and an external door.



## OUTSIDE

To the rear of the property is a good size rear garden which is mainly laid to lawn, with a plethora of mature shrubs and trees, a pond and cobbled pathways. There is a 'gardeners WC', a boiler room which houses the central heating boiler, a store room which is a former stable and the original hay loft with light and power and a window to the side. There is a further storage room with a predominantly cobbled floor and an additional free standing building currently used by the book shop. Patio area for alfresco dining and entertaining.

## SITUATION

Porlock is a charming village which lies between Exmoor and the sea, sheltered by picturesque hills and within the Exmoor National Park.

The village has an excellent range of everyday shopping facilities with the quaint hamlet and harbour of Porlock Weir approximately two miles away. West Somerset's premier coastal resort, Minehead has a more comprehensive range of facilities and is approximately six miles away.

## AGENTS NOTES

Viewings are strictly by appointment through Greenslade Taylor Hunt.

## SERVICES & OUTGOINGS

Mains electricity, water and drainage. Oil fired Central heating.

Somerset West & Taunton Council Tax Band D

**Tenure** Freehold

**EPC Rating** – 114

## DIRECTIONS

From our Minehead office drive out of town on the A39 westwards. On arriving at Porlock which is approximately six miles distant, and as you go down the steep hill into the village the property will be found on the right hand side.

## ///WHAT3WORDS

For the precise location download the What3Words app and use the following address/combination –  
claims.reactions.heartache

## Viewing

Strictly by appointment with the agents.

8 The Parade, Minehead

Somerset, TA24 5UF

Email: [residential.minehead@gth.net](mailto:residential.minehead@gth.net)

Tel: 01643 706666 | Ref: MIL190183

**GREENSLADE TAYLOR HUNT**

[www.gth.net](http://www.gth.net)



# High Street, Porlock, Minehead, TA24 8PS

Approximate Area = 2337 sq ft / 217.1 sq m

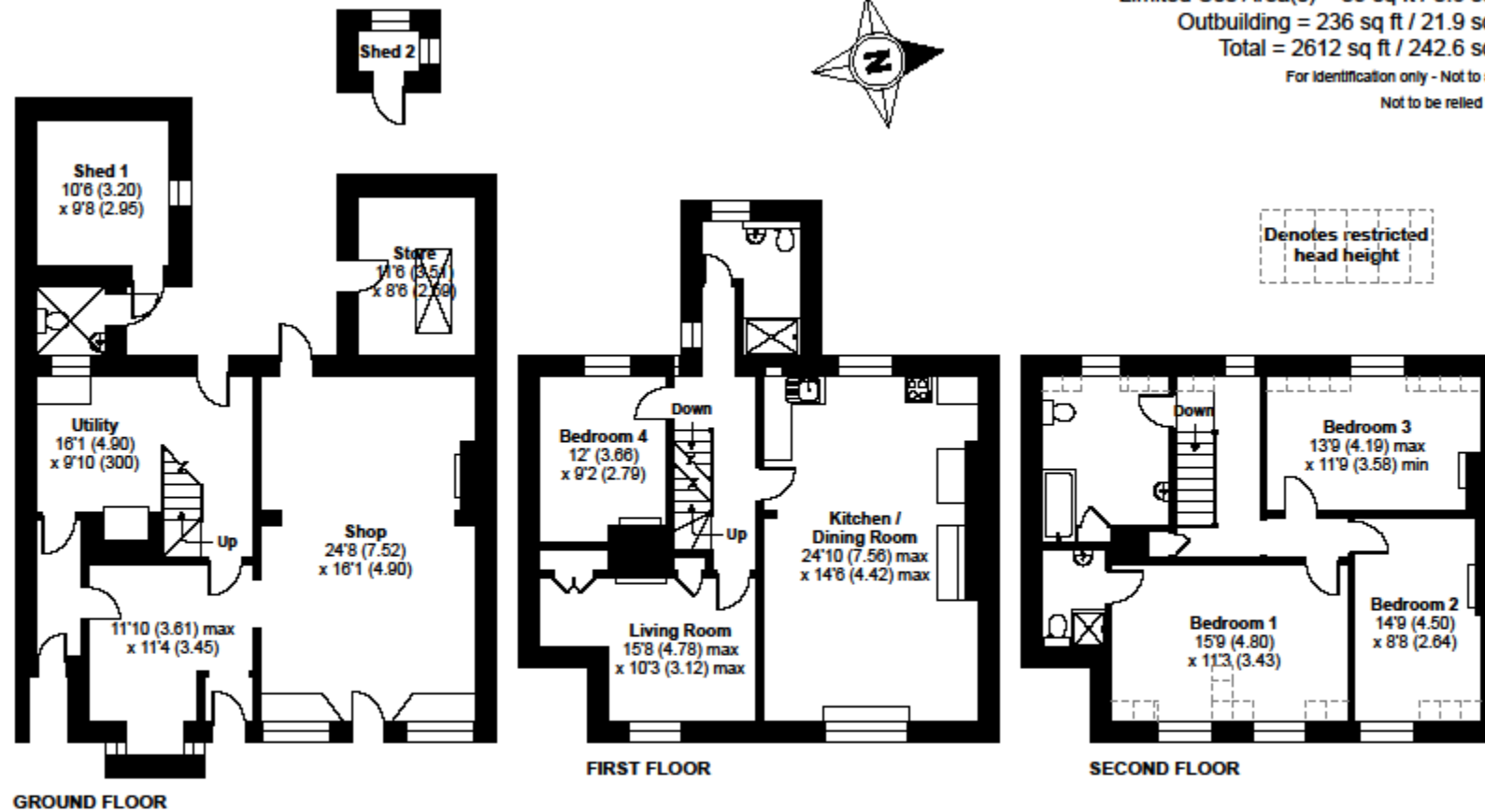
Limited Use Area(s) = 39 sq ft / 3.6 sq m

Outbuilding = 236 sq ft / 21.9 sq m

Total = 2612 sq ft / 242.6 sq m

For identification only - Not to scale

Not to be relied upon



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richscom 2022. Produced for Greenslade Taylor Hunt. REF: 865728

## 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.

gth

