

gth



Huish's Yard & Workshops, Porlock, Somerset

Huish's Yard & Workshops

Parson Street, Porlock, TA24 8QJ

Minehead 6 miles, Taunton 29 miles

Guide Price £650,000

DESCRIPTION

A unique opportunity to acquire a range of characterful commercial and residential buildings of historical significance along with two acres of woodland, orchard and pastureland set in the centre of this highly desirable coastal village. Huish's Workshops have undergone substantial restoration by the current owners and internal viewing is highly recommended to appreciate the scale and individuality of this outstanding property.



ACCOMMODATION

In brief, first floor accommodation comprises: Particularly spacious open plan sitting/dining room with solid oak flooring and tiled dining area, windows to rear overlooking the stream, series of arched stained glass windows to front, superb large double opening wood burner and mezzanine area; Kitchen with hand crafted units with stained glass windows through to sitting/dining room and space for free-standing appliances, two double bedrooms and shower room, large first floor studio with ample space to create additional accommodation (STPC) and external balcony.

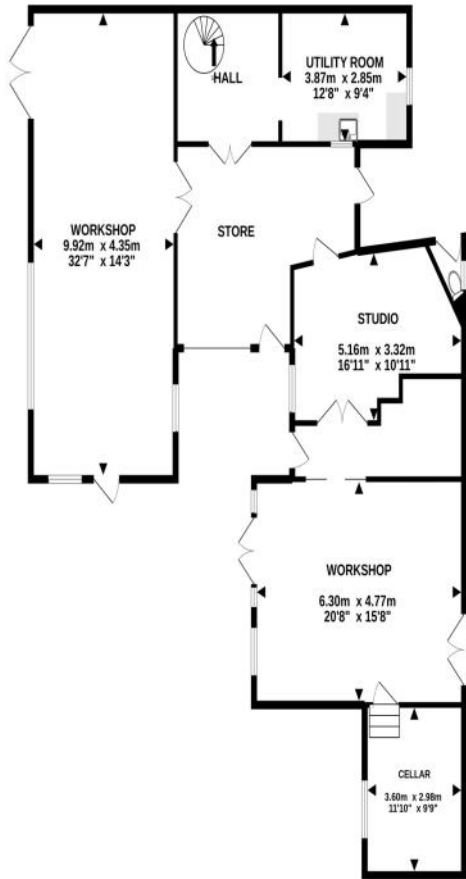
Ground floor areas comprise: a large workshop and garage, a store area, utility room, a studio, lobby, large workshop and cellar. The ground floor is currently utilised as an active pottery and studio.

OUTSIDE AREA

Outside: The land is accessed from the rear of the property and consists of an orchard with a wide variety of fruit trees, a wood and pasture with outstanding views over the village to Porlock Bay. The land affords immediate access to Exmoor's network of Bridleways and Footpaths.

A large courtyard to the front of the property affords ample off-road parking accessed by double timber gates which afford a good degree of privacy.

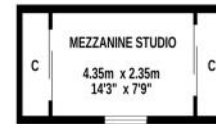
GROUND FLOOR
148.6 sq.m. (1599 sq.ft.) approx.



1ST FLOOR
134.7 sq.m. (1450 sq.ft.) approx.



2ND FLOOR
14.7 sq.m. (159 sq.ft.) approx.



TOTAL FLOOR AREA : 298.0 sq.m. (3208 sq.ft.) approx.

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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.

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, and the County town of Taunton which has mainline rail connections and access to the motorway network is approximately twenty six miles. For those who enjoy exploring the countryside, the Exmoor National Park, Brendon and Quantock Hills and many other renowned beauty spots of the areas are all close at hand.

DIRECTIONS

On leaving our office take the A39 road towards Porlock and on entering the village turn left by the Church up Parsons Street and the property will be found on the right hand side just before the entrance to the Recreation Ground.

WHAT3WORDS For the precise location download the app and use the following address/combination:

Ultra.Smelter.Snippet

GREENSLADE TAYLOR HUNT
www.gth.net





Viewing

Strictly by appointment with the agents.

8 The Parade, Minehead
Somerset, TA24 5 UF

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