



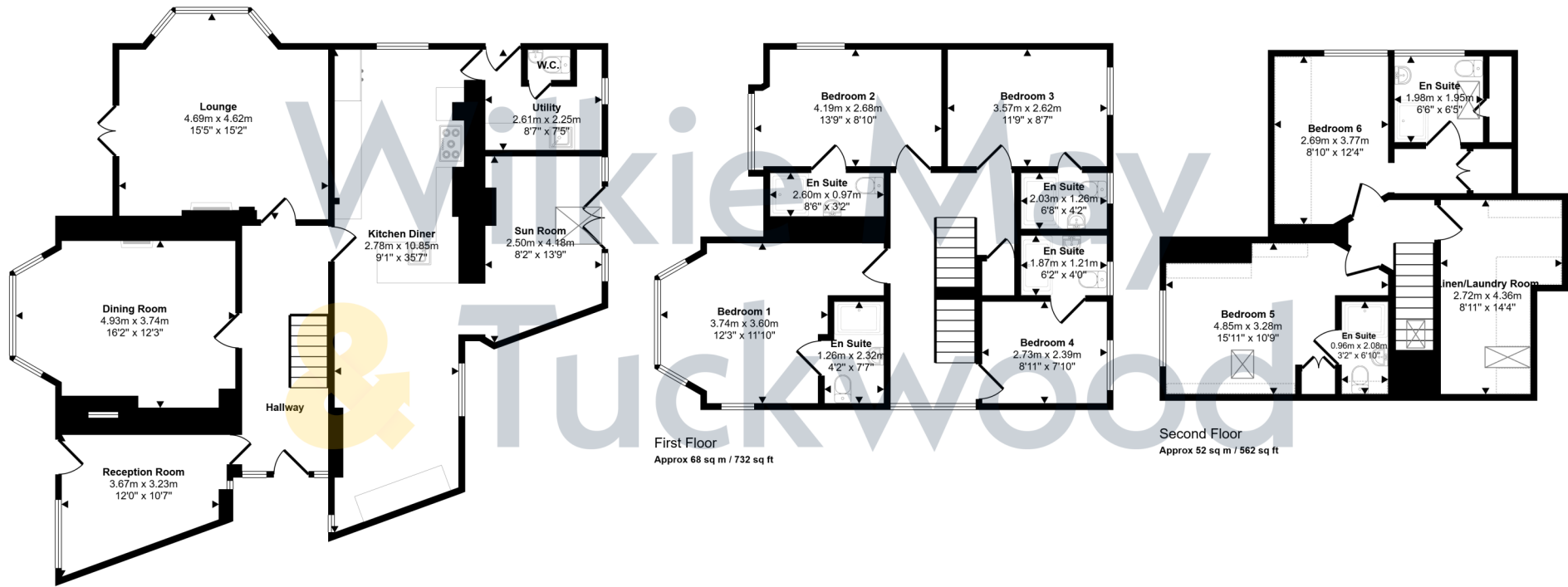
**High Street,**  
 Porlock, TA24 8PY  
 Guide £600,000 Freehold



**Wilkie May  
 & Tuckwood**

# Floor Plan

Approx Gross Internal Area  
234 sq m / 2518 sq ft



Ground Floor  
Approx 114 sq m / 1224 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



# Description

An imposing and very attractive six-bedroom detached house situated in the heart of the sought after Exmoor National Park village of Porlock. The property is currently run as a successful bed and breakfast business although the current owners have obtained planning permission to use the property as a residential dwelling.

**Other benefits include oil fired central heating throughout, two/three reception rooms, a beautifully fitted and updated kitchen/dining room, a useful cellar, a double garage with off road parking, a garden and lovely views towards the coast.**

**Internal viewing is highly recommended to appreciate the spacious and versatile accommodation offered.**

- Central village location
- 6 bedrooms all with en-suite
- Double garage with parking
- Lovely views
- Viewing highly recommended



Wilkie May & Tuckwood are delighted to be able to offer this attractive village property.

The accommodation comprises in brief: entrance through front door into a study/reception room with door into the hallway. From the hallway, stairs lead to the first floor and doors to all principal rooms.

The lounge is a lovely room with large bay window to the side, French doors out to the veranda and a very attractive cast iron fireplace. The dining room is a large room with bay window to the front and cast iron fireplace with attractive arched display niches on either side. The kitchen diner is a very spacious, triple aspect room with the kitchen area fitted with a modern range of cream wall and base units, sink and drainer incorporated into wooden work surface with tiled surrounds, integrated appliances to include a microwave, range cooker with extractor hood over, fridge freezer and dishwasher. From the kitchen, a door leads through to the fitted utility room which also houses the oil fired boiler and has a door to a fitted wc. Off of the dining area there is an attractive sun room with bi-folding doors to

the garden.

To the first floor there is a large landing area with stained glass window to the side, storage cupboard and stairs to the second floor and doors to four of the bedrooms, all of which have en-suite facilities.

To the second floor there is a landing area with doors to the two remaining bedrooms, both which en-suite facilities, one of which has some restricted head height and a large linen/laundry room also with some restricted head height.

Outside, the property stands in an elevated position above the High Street with stone walled front boundary, paved terrace and an attractive veranda. To the side there is a level area of garden laid to lawn with raised flower bed. To the rear there is a private garden area with brick paved patio and drying area. A shared access drive to the side gives access to the double garage and six parking spaces. NOTE: The property enjoys a vehicular and pedestrian right of way over the driveway leading from High Street.



### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.

**Services:** Mains water, mains electricity, mains drainage and oil fired central heating.

**Local Authority:** Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

**Property Location:** [///mouths.pheasants.fools](http://mouths.pheasants.fools) **Council Tax Band:** Zero rated for business purposes

**Broadband and mobile coverage:** We understand that there is mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Flood Risk Surface Water:** Low risk **Rivers and the Sea:** Very low risk **Reservoirs:** Unlikely

**Groundwater:** Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk>

**Planning:** Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

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Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.



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