



Redway, Porlock

Minehead, TA24 8QE

Price £630,000 Freehold



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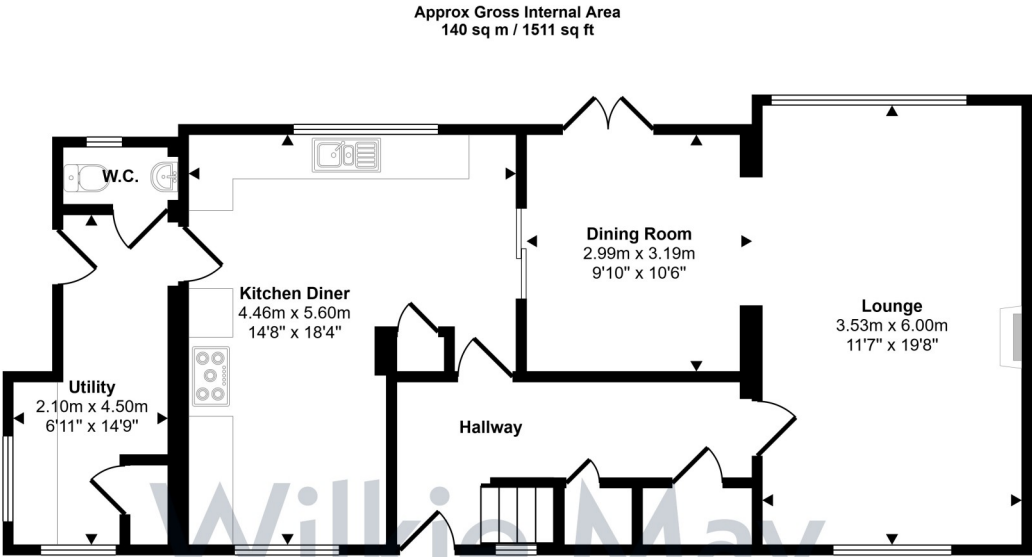
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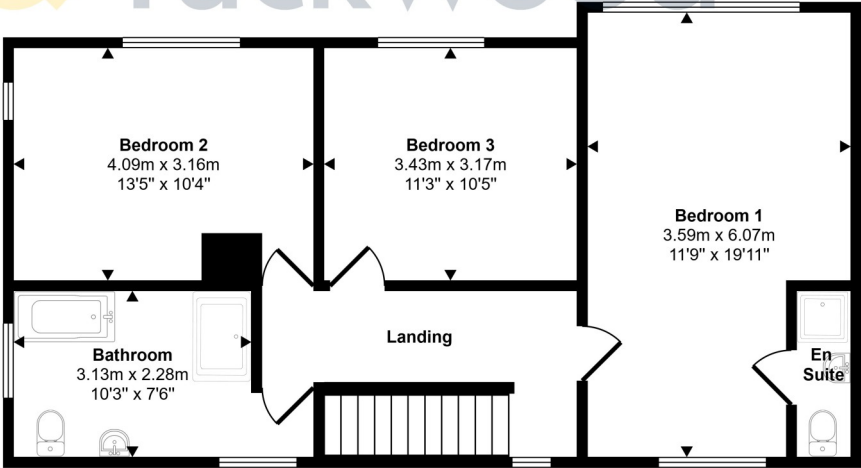
EPC

Wilkie May
& Tuckwood

Floor Plan



Ground Floor
Approx 76 sq m / 814 sq ft



First Floor
Approx 65 sq m / 697 sq ft

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

Tucked away off a quiet private lane, this charming three-bedroom detached house offers the perfect blend of privacy and convenience. Just half a mile from the sea and within easy reach of village amenities, the property enjoys scenic views, access to beautiful countryside walks, and generous outdoor space with large gardens and ample parking. An ideal coastal retreat with all the comforts of home.

The property benefits from double glazing throughout, stabling and an open fronted log store. In 2019 it was significantly upgraded with a new oil-fired central heating system, a stylish fitted kitchen/breakfast room, a utility with separate WC, a woodburner, and full rewiring throughout.

- 3 double bedrooms, one with en-suite
- Beautiful coastal views
- Off road parking
- Large gardens
- Viewing highly recommended



Wilkie May & Tuckwood are pleased to present this impressive and well-appointed three-bedroom detached home, offering spacious accommodation and exceptional sea views.

The accommodation briefly comprises: an inviting entrance via a porch with a stable door, opening into a generous hallway with stairs to the first floor and a useful under-stairs cloakroom. A door leads into a well-proportioned, dual-aspect sitting room that enjoys stunning sea views. For cooler evenings, the room features an inset wood-burning stove, adding warmth and character.

Enhancing the open feel, the sitting room flows seamlessly into the dining room, which benefits from double doors opening onto the garden—ideal for entertaining. Sliding doors connect the dining area to a large, fully fitted kitchen and breakfast room, complete with a range of wall and base units and plumbing for a dishwasher. Adjacent to the kitchen is a utility room housing the boiler and hot water system, as well as plumbing for a washing machine. The utility room also provides access to the outside and to a cloakroom, fitted with a low-level WC and wash basin.



Upstairs, the staircase from the entrance hall leads to three generously sized double bedrooms, each offering outstanding views across the coastline and countryside. The master bedroom is particularly capacious and features an en-suite shower room with a WC, wash basin, and shower enclosure. The beautifully finished family bathroom includes a modern bath, a walk-in shower with a rainfall shower head, a WC, and wash basin, all set on stylish wood-effect vinyl flooring.

Outside: The property is approached via a gateway leading to a tarmac driveway, offering lots of parking and turning space for vehicles or trailers. To the front, a graveled area provides additional parking and access to four stables, an open-fronted store, and a log store. The rear of the property boasts expansive lawns and well-maintained gardens, featuring mature plants and shrubs. A further graveled area offers flexibility for a variety of uses.



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: [///lads.terms.entrust](http://www.lads.terms.entrust) **Council Tax Band:** E

Broadband and mobile coverage: We understand that there is likely mobile coverage. The maximum available broadband speeds are 16 Mbps download and 1 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk Surface Water: Very 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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