



Villes Lane

Porlock, TA24 8NW

Price £325,000 Freehold



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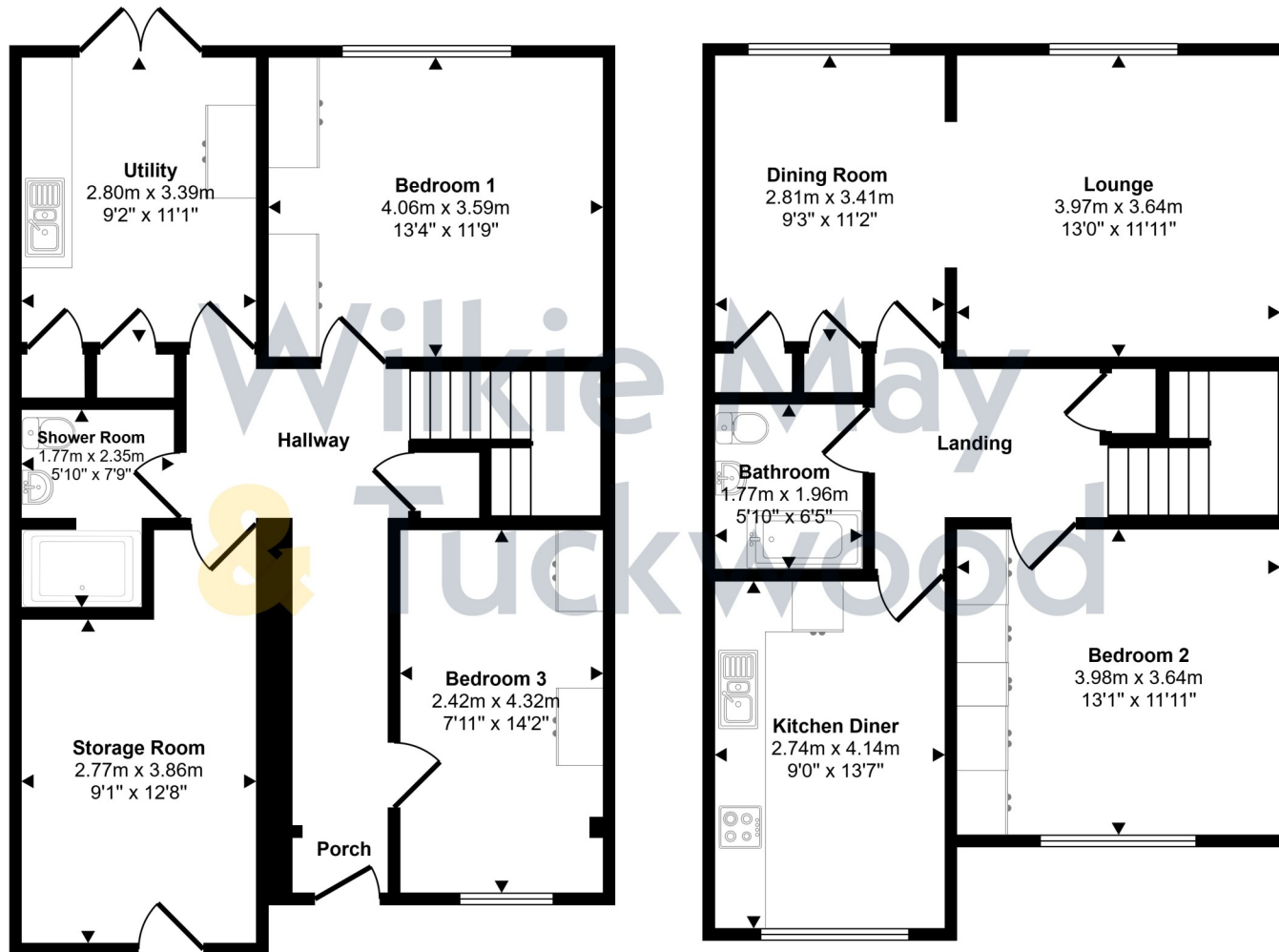


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EPC

Wilkie May
& Tuckwood

Floor Plan

Approx Gross Internal Area
138 sq m / 1489 sq ft



Ground Floor
Approx 71 sq m / 765 sq ft

First Floor
Approx 67 sq m / 725 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

Located in the picturesque village of Porlock, this spacious and beautifully maintained three-bedroom home offers versatile accommodation across two floors, ideal for families or those seeking a peaceful lifestyle in a sought-after Exmoor setting.

Porlock is a vibrant and friendly village located within Exmoor National Park. It offers a range of local amenities including independent shops, cafés, pubs, a primary school, and easy access to stunning coastal and moorland walks. The nearby town of Minehead offers additional facilities and transport links.

- Sought after location
- NO ONWARD CHAIN
- 3 bedrooms
- Driveway parking
- Large garden
- Modern kitchen/dining room



Enter into a light-filled and inviting hallway. Immediately to the right is Bedroom three, a modern room complete with built-in wardrobes and drawers; ideal as a guest bedroom or home office. At the end of the hallway lies the principal bedroom, a particularly spacious room featuring ample built-in storage and a calm, neutral décor. To the left of the property, the original integral garage has been thoughtfully converted into a useful storage room, offering further flexibility for future use. Also on the ground floor is a contemporary shower room, fitted with a modern suite including a walk-in shower, vanity sink unit, WC, and heated towel rail. A well-sized utility room completes the ground floor accommodation, offering excellent storage with a range of wall and base units, sink and drainer, and space for a washing machine, tumble dryer, and a freestanding fridge/freezer. French doors from the utility lead directly to the rear garden, providing both convenience and natural light.

Stairs rise to the first floor, where you'll find under-stair storage and a further bedroom. Bedroom



Two is a spacious double room with generous wardrobe space. The family bathroom is modern and well-appointed, comprising a WC, vanity sink unit, fitted bath with shower over, and heated towel rail.

The kitchen/dining room is a bright, modern, and open space. It features a comprehensive range of wall and base units, a 1.5 bowl sink and drainer, integrated double oven, induction hob with extractor above, and space for both a dishwasher and freestanding fridge/freezer. The lounge/diner is an impressively sized and comfortable living area, with two large rear-facing windows that flood the room with natural light and offer pleasant views over the garden and surrounding countryside.

Externally, the property enjoys a large, level rear garden, mainly laid to lawn with patio space for outdoor dining and relaxation. To the front, there is driveway parking.



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

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

Property Location: lads.cube.boat **Council Tax Band:** D

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: 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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