



Hacketty Way, Porlock, Minehead, TA24 8HZ

welcome to

South Cottage, Hacketty Way, Porlock

Located within a private road within a mile of the popular Exmoor village of Porlock whilst enjoying fantastic far reaching countryside views is this well presented period three bedroom cottage. The property benefits from oil fired central heating, double glazing, gardens & garage.



Front Door

Leading to

Entrance Hall

With staircase rising to first floor landing, doors to

Lounge

12' 11" x 11' 10" max (3.94m x 3.61m max)

A dual aspect room with double glazed windows to front & side, fitted carpet, log burner set in fireplace, picture rail.

Kitchen/ Dining Room

A dual aspect room with double glazed windows to front and side overlooking the garden and enjoying fantastic far reaching countryside views, a range of fitted white base and wall level units, granite worktop surfaces, inset stainless steel one and half bowl sink unit with mixer tap, integrated dishwasher, integrated fridge, integrated oven, integrated microwave, inset LPG hob with cooker hood over, tiled splashbacks, exposed floorboards, wall light point, radiator, built in understairs cupboard, door to

Utility Room

9' 6" max x 8' 9" max (2.90m max x 2.67m max)

Double glazed window to side, a range of fitted base units, worktop surface, inset stainless steel sink unit, space and plumbing for washing machine, space for fridge freezer, tiled floor, radiator, doors to

Rear Entrance Lobby

With stable door to the rear, door to boot cupboard with double glazed window to side, radiator and light.

Shower Room

Double glazed window to side, a fitted suite comprising vanity wash hand basin with mixer tap and cupboard under, low level WC, walkin shower, heated towel rail, tiled floor.

First Floor Landing

With exposed floorboards, access to roof space, doors to

Bedroom One

16' 4" max x 12' 4" max (4.98m max x 3.76m max)

Double glazed window to side, radiator, fitted carpet, built in wardrobe.

Bedroom Two

13' x 11' 11" max (3.96m x 3.63m max)

Double glazed window to side, radiator, fitted carpet, wall light points.

Bedroom Three

12' 8" x 11' 10" (3.86m x 3.61m)

Double glazed window to front, exposed floorboards, radiator, built in cupboard, built in full wall length wardrobes, wall light points.

Bathroom

Double glazed window to side, a fitted suite comprising shower cubicle, panelled bath with waterfall mixer tap, low level WC, vanity wash hand basin with mixer tap and cupboard under, radiator , part tiled surrounds, heated towel rail, bathroom cabinet, tiled floor.

Separate W.C

Double glazed window to side, low level WC, wash hand basin with mixer tap, radiator, tiled splashbacks, tiled floor.

Outside

The property benefits from a well-maintained mature garden which adjoins farmland and comprises a good size paved patio to the front of the cottage making an ideal area for alfresco dining and entertaining whilst taking in the fantastic far reaching countryside views. There is laid to lawn with well stocked and established flowers and shrub beds, trees and seating areas and pergola. At the far end of the garden there is a vegetable patch, greenhouse and a timber shed. The garden is bordered by fencing and hedging. The property also has the benefit of parking of up to three vehicles.

Garage

17' 10" x 8' 10" (5.44m x 2.69m)

With up and over door, The garage is located within a block opposite the cottage and is the 2nd one in from the left hand side.

Location

The property is situated on the fringe of the highly favoured Exmoor village of Porlock positioned to take full advantage of the surrounding views. The village of Porlock, within a mile 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.

Council Tax Band

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welcome to

South Cottage, Hacketty Way, Porlock

- Located on the Fringes of the Exmoor Village of Porlock
- Period Three Bedroom Cottage - Fantastic Far Reaching Views
- Lounge - Kitchen/Dining Room - Utility Room
- Bathroom & Shower Room - Oil Fired Central Heating
- Landscaped Gardens - Garage & Parking

Tenure: Freehold EPC Rating: E

£465,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106820 - 0003

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