



Woodville, Hawkcombe, Porlock TA24 8QW

welcome to

Woodville, Hawkcombe, Porlock

Believed to have been built in approx.1900 & occupying a commanding position within the popular Exmoor village of Porlock is this well presented four bedroom residence enjoying mature gardens & fantastic far reaching countryside & coastal views. Viewing is a must!



Period Front Door

Leading to

Entrance Lobby

Double glazed windows to front and side, period tiled flooring, doors to

Cloakroom

Double glazed window to side, period tiled flooring, low level WC, wash hand basin, heated towel rail, extractor unit.

Entrance Hall

Window to side, telephone point, radiator, period tiled flooring, built in understairs cupboard, staircase rising to first floor landing, doors to

Sitting Room

14' 2" max x 12' max (4.32m max x 3.66m max)

Double glazed bay window to front enjoying fantastic far reaching views and window to side, fitted carpet, picture rail, radiator, period fireplace.

Lounge

14' max x 12' max (4.27m max x 3.66m max)

Double glazed window to front enjoying fantastic far reaching views and window to side, fitted carpet, radiator, picture rail, inset log burner on tiled hearth and decorative fireplace, glazed doors to dining room.

Dining Room

11' 11" x 11' (3.63m x 3.35m)

Window to side, laminate flooring, wall light points, radiator, open doorway to

Kitchen

17' 4" max x 14' max (5.28m max x 4.27m max)

Double glazed window to side and double glazed patio doors to side, lantern roof window, a modern range of coloured base and wall level units, granite worktop surfaces, inset one and half bowl sink unit with mixer tap, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer, LPG fired Redfyre range with cooker hood over, inset electric two ring hob, tiled splashbacks, concealed under lighting, built in cupboard with power, light and extractor unit.

First Floor Landing

With fitted carpet, radiator, built in airing cupboard with hot water cylinder, staircase rising to second floor landing, doors to

Bedroom One

11' x 9' 9" to wardrobes (3.35m x 2.97m to wardrobes)

Double glazed window to front enjoying fantastic far reaching views, fitted carpet, picture rail, radiator, full wall length fitted wardrobes, open plan to dressing area 8' x 4'8" with wall mounted electric heater, double glazed window to front, fitted carpet, bi-folding door to

Jack And Jill Shower Room

A fitted suite comprising shower cubicle, wash hand basin with mixer taps, low level WC, heated towel rail, extractor unit, inset ceiling spotlights, part tiled surrounds, tiled flooring, door to first floor landing.

Bedroom Two

14' max x 12' 2" max (4.27m max x 3.71m max)

Windows to front and side, exposed floorboards, radiator, picture rail, period fireplace, pedestal wash hand basin.

Bedroom Three

12' 3" max x 11' 2" max (3.73m max x 3.40m max)

Window to side, radiator, fitted carpet, picture rail, period fireplace, pedestal wash hand basin.

Family Bathroom

Window to rear, a fitted suite comprising enclosed shower cubicle, double ended bath, bidet, pedestal wash hand basin, low level WC.

Second Floor Landing

Double glazed Velux window to rear, fitted carpet, built in undereaves cupboard, door to loft space, door to

Bedroom Four/ Attic Room

13' 10" max x 11' 11" max (4.22m max x 3.63m max)

Double glazed window to front and double glazed Velux window to rear, exposed feature beams, radiator, built in eaves cupboard, telephone point.

Outside

The property benefits from a driveway offering off road parking to the side of the house with mature shrubs, with pathway and steps giving access to the rear and front gardens. Immediately off the front of the property is a large enclosed decked area with access to the front door and making an ideal area for alfresco dining whilst enjoying the fantastic far reaching countryside and coastal views.

Steps to the side of the house give access to an additional courtyard area abutting the kitchen/breakfast room. A path continues to wrap around the rear of the house. Steps lead to a delightful and elevated decked seating area, there is a timber shed and further enclosed storage space. There are also steps and pedestrian gate to the front that give access onto Mill Lane and the garage can be located towards the bottom of Mill Lane.

Location

Porlock is one of the most popular Exmoor villages given its excellent thriving community together with local shops including chemist, supermarkets, and butcher together with a Church, doctors surgery, village hall, primary school, inns and restaurants. Clubs include bowls, cricket, football and tennis with golf at Minehead. The quaint harbour and hamlet of Porlock Weir is within two miles. Minehead is five miles and it is approximately twenty six miles from the county town of Taunton which has mainline rail connections and access to the motorway network. For those who enjoy exploring the countryside there are superb walks literally on the doorstep and the Exmoor, Quantock and Brendon Hills and the coast are all close at hand.

Council Tax Band

F



view this property online fox-and-sons.co.uk/Property/MIH106878



welcome to

Woodville, Hawkcombe, Porlock

- Ever Popular Exmoor Village of Porlock
- Commanding Position overlooking the Village
- Well Presented Detached Period Residence
- Oil Fired Central Heating - Three Reception Rooms
- Four Bedrooms - Mature Gardens - Off Road Parking

Tenure: Freehold EPC Rating: F

£600,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH106878



Property Ref:
MIH106878 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk