



**Hawkcombe, Porlock, Minehead, TA24 8QW**



**welcome to**

**Woodville, Hawkcombe, Porlock, Minehead**

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

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**welcome to**

## **Woodville, Hawkcombe, Porlock, Minehead**

- 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

Council Tax Band: F

**£550,000**



Please note the marker reflects the postcode not the actual property

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**fox & sons**



**01643 702281**



[minehead@fox-and-sons.co.uk](mailto:minehead@fox-and-sons.co.uk)



13 The Parade, MINEHEAD, Somerset, TA24 5NL



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