



**Redway, Porlock, Minehead, TA24 8QG**

**welcome to**

**The Orchard, Redway, Porlock**

Situated on the edge of the popular Exmoor village of Porlock and enjoying fantastic views towards the Bristol Channel, is this well presented individual modern detached four-bedroom family residence benefitting from surrounding gardens, oil fired central heating & a double garage.



### **An Attractive Entrance Porch**

Front door leading to:

### **Entrance Hall**

Double glazed window to front, radiator, telephone point, tiled floor, built in understairs cupboard, staircase rising to first floor landing, doors to:

### **Cloakroom**

Double glazed window to front, low level WC, heated towel rail, vanity unit with Butler sink unit, tiled floor.

### **Lounge**

15' 11" x 13' 8" ( 4.85m x 4.17m )

A dual aspect room with double glazed window to side with views towards the Bristol Channel, double glazed french doors to the rear garden, wooden flooring, wall light points, recessed fireplace with inset log burner & tiled hearth, telephone point.

### **Kitchen**

19' 8" x 13' 6" max ( 5.99m x 4.11m max )

A dual aspect room with double glazed windows to front & side, a range of fitted cream coloured base & wall units, concealed underlighting, inset ceiling spotlights, Corian type worktop surfaces, electric AGA, space for American style fridge freezer, integrated Bosch dishwasher, space & plumbing for washing machine, space for tumble dryer, inset double Butler sink unit, integrated John Lewis combination microwave and oven, extractor unit, splashbacks, laminate flooring, display cabinet, archway to dining room, stable door to side.

### **Dining Room**

11' 7" x 9' 5" ( 3.53m x 2.87m )

Double glazed window to rear, laminate flooring, radiator, a range of fitted bookshelves, TV point.

### **First Floor Landing**

Double glazed window to side, access via fitted drop-down ladder to fully boarded roof space (with Velux windows, light and power), doors to:

### **Bedroom One**

16' 4" max x 13' 8" max ( 4.98m max x 4.17m max )

A dual aspect room with double glazed windows to rear & side enjoying fantastic sea views, laminate flooring, radiator, telephone point, wall light points, built in wardrobe, door to ensuite shower room.



### **Ensuite Shower Room**

Double glazed window to rear, a fitted suite comprising walk in shower cubicle, low level WC, vanity wash hand basin with cupboards under, extractor unit, laminate flooring, bathroom cabinets with touch light mirror, radiator.

### **Bedroom Two**

11' 8" x 11' 8" ( 3.56m x 3.56m )

Double glazed window to side, fitted carpet, radiator.

### **Bedroom Three**

13' 8" max x 8' 10" ( 4.17m max x 2.69m )

Double glazed window to rear, radiator, wooden flooring, built in wardrobe.

### **Bedroom Four**

13' 7" x 8' 4" max ( 4.14m x 2.54m max )

A triple aspect room with double glazed windows to front & rear, telephone point, double glazed french doors leading out to a small private patio area.

### **Bathroom**

Double glazed Velux window with fantastic views towards the Bristol Channel & Hurlstone Point, a fitted suite comprising vanity wash hand basin with cupboard under, panelled bath with mixer tap/shower attachment over, low level WC, shower cubicle, laminate flooring, heated towel rail, extractor unit, inset ceiling spotlights.

### **Outside**

The property is approached via double timber five bar gates leading onto a gravelled driveway offering ample off road parking & access to the garage. To the side of the property the pathway with outside power point & water tap leads to a stable door giving access to a covered passageway which leads to the rear garden & access to the kitchen.

To the front of the property there is a paved seating area with flower & shrub beds, mature hedging & trees, and a pathway leads to the entrance porch. To the rear is a large paved patio immediately off the rear of the property making an ideal area for alfresco dining with a raised fish pond, raised flower & shrub beds, Grant oil fired boiler serving the domestic hot water & central heating systems. From the patio there is a lawned side garden enjoying fantastic views towards the Bristol Channel with outside power point, flower & shrub

beds. Steps & a sloped grassed pathway lead up through flower & shrub beds to a further lawned terrace on a higher level which leads around to the patio area outside bedroom four. A grassed pathway then leads to the greenhouse with steps leading to a further level area with raised beds with vegetables & soft fruits.

### **Detached Garage**

18' 11" x 10' 9" ( 5.77m x 3.28m )

With up & over door, light & power.

### **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

### **Agents Note**

We are also advised that Japanese Knotweed (which is under a treatment plan) is present in an neighbouring property close to the boundary of the property. Please ask the branch for more details so that you can make further enquiries as required for your own purposes.

### **Large Apple Orchard**

Situated to the rear of the property is a large apple orchard which is available by separate negotiation - Please contact the branch for further details.



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welcome to

## The Orchard, Redway, Porlock

- Popular Exmoor Village of Porlock
- Fantastic Views - Individual Detached Family Residence
- Four Bedrooms - Two Reception Rooms
- Well Presented Gardens
- Detached Garage & Off Road Parking

Tenure: Freehold EPC Rating: C

**£725,000**



Please note the marker reflects the postcode not the actual property

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