



Lowerbourne Terrace, Porlock, Minehead, TA24 8PZ

welcome to

The Other Cottage, Lowerbourne Terrace, Porlock

Ideally positioned in the heart of the Exmoor village of Porlock, tucked behind the High Street is this period detached two bedroom cottage which could be an ideal holiday cottage. The property benefits from period charm & character, LPG central heating, lounge/dining room, modern fitted kitchen.



Entrance Porch

Period canopied entrance porch with tiled roof and front door leading to

Entrance Hall

With staircase rising to first floor landing, quarry tiled floor, doors to

Sitting/ Dining Room

19' 11" x 13' 4" (6.07m x 4.06m)

A triple aspect room with windows to front and rear, french door to side, feature fireplace with inset woodburner, flagstone tiled flooring, exposed beams, radiator.

Kitchen/ Breakfast Room

13' 11" + bay window x 7' 4" (4.24m + bay window x 2.24m)

Bay windows to front, feature leaded light window to side with views of the Church Spire, a range of shaker style wall and base units, roll top surfaces, inset sink unit with mixer tap, inset four ring hob with extractor hood over, integrated oven, space and plumbing for washing machine, space for fridge freezer, slate tiled floor, radiator.

First Floor Landing

Window to rear, radiator, doors to

Bedroom One

12' 3" x 10' 2" (3.73m x 3.10m)

Window to front, radiator, exposed beams, telephone point.

Bedroom Two

14' 5" x 7' 5" (4.39m x 2.26m)

Window to front, radiator, feature fireplace, built in cupboard.

Bathroom

14' 7" x 8' 9" (4.45m x 2.67m)

Window to side, a white suite comprising free standing claw footed roll top bath with period style mixer tap with shower attachment, low level WC and pedestal wash hand basin, separate fully tiled shower cubicle with glazed enclosure, built in cupboard housing LPG gas combination boiler for central heating and domestic hot water systems, radiator.

Outside

To the side of the cottage is a small enclosed storage area with gate to the front. There is allocated parking space for one vehicle to the front of the property.

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

D



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are shown which cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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welcome to

The Other Cottage, Lowerbourne Terrace, Porlock

- Popular Exmoor Village of Porlock
- Period Detached Cottage
- Lounge/Dining Room - Two Bedrooms
- Modern Fitted Kitchen - Fitted Bathroom
- Allocated Parking Space - LPG Central Heating

Tenure: Freehold EPC Rating: E

£265,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106975 - 0006

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