



**Redway, Porlock Minehead TA24 8QG**

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## 15 Redway, Porlock, Minehead

Situated on the edge of the popular Exmoor village of Porlock enjoying a large cottage style garden & lovely views towards the Bristol Channel & local countryside is this period end of terrace three bedroom cottage benefitting from charm & character, workshop & off road parking.



## Front Door

Leading to

## Entrance Porch

With windows and inner door leading to

## Lounge

13' 11" x 13' 1" max ( 4.24m x 3.99m max )

Double glazed bay window to front enjoying views of Apple Orchard and towards the Bristol Channel, recently laid engineered oak flooring, modern night storage heater, inset log burner set on tiled hearth, door to

## Kitchen/Dining Room

14' 8" narrowing to 13 x 14' 3" max ( 4.47m narrowing to 13 x 4.34m max )

With somerset stone tiled flooring, built in understairs cupboard, staircase rising to first floor landing, log burner, open plan to the kitchen area:

The kitchen is fitted with base units, worktop surfaces, space for cooker, inset stainless steel sink unit, fitted shelving, space for undercounter fridge, double glazed skylight windows to rear, double glazed door to the side passageway and rear garden.

## First Floor Landing

With fitted carpet, staircase rising to second floor landing, doors to

## Bedroom One

10' 3" x 9' ( 3.12m x 2.74m )

Double glazed window to rear, exposed floorboards, built in cupboard.

## Bathroom

Double glazed windows to front and rear, a fitted suite comprising panelled bath with shower unit over, part tiled surrounds, pedestal wash hand basin, low level WC, electric radiator, tiled flooring, built in airing cupboard with hot water cylinder and shelving.

## Bedroom Two

11' 4" x 10' 6" ( 3.45m x 3.20m )

Double glazed window to front enjoying views of Apple Orchard, exposed floorboards, modern night storage heater, built in understairs cupboard, built in wardrobe.

## Second Floor Landing

With fitted carpet, door to

## Bedroom Three

13' max x 10' 3" max ( 3.96m max x 3.12m max )

Double glazed window to front enjoying views of Apple Orchard, exposed floorboards, built in undereaves storage, modern night storage heater.

## Passageway/ Storage Area

With door to front, light and power, wash hand basin with hot water heater, two log stores, steps rising to the garden, door to workshop.

## Workshop

14' 10" x 8' 1" ( 4.52m x 2.46m )

Window to side, light and power, space and plumbing for washing machine, space and power for dishwasher.

## Outside

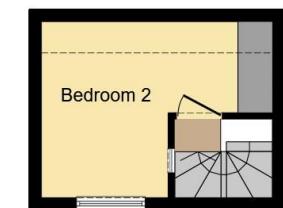
To the rear and side of the property is a large cottage style garden with gate and pathway leading through a beautiful well stocked garden with flower and shrub beds, various trees, vegetable patch, log store, pond, patio area enjoying views of the local countryside, two timber garden sheds and greenhouse. There are two driveway offering off road parking for two vehicles.



Ground Floor



First Floor



Second Floor

**Note** Three neighbouring properties within the terrace have right of way over the pathway to the rear of the cottage and through the passageway.

## 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 B

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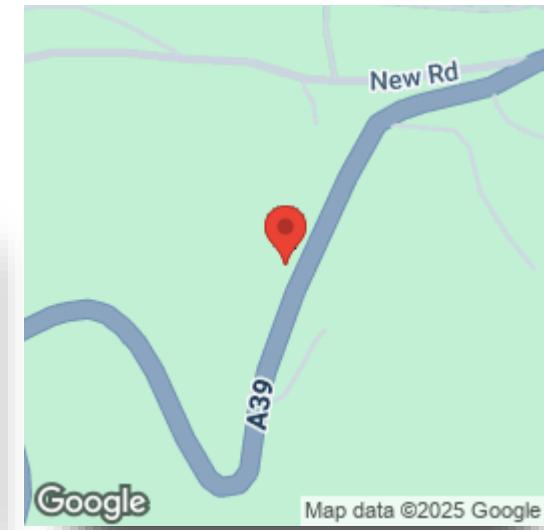
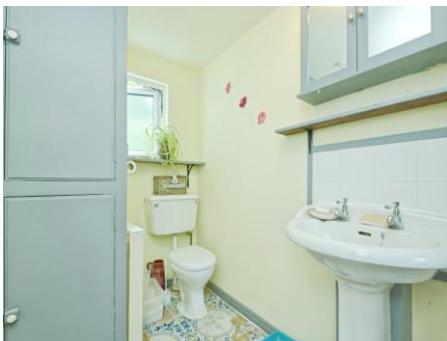
## 15 Redway, Porlock Minehead

- Popular Exmoor Village of Porlock
- Lovely Views towards the surrounding Countryside & the Bristol Channel
- End of Terrace Period Cottage - Lounge - Dining Room/Kitchen
- Three Bedrooms - Bathroom - Workshop
- Large Cottage Style Garden - Off Road Parking

Tenure: Freehold EPC Rating: G

Council Tax Band: B

**£285,000**



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