



Woodlands House, Porlock Road, Minehead

Situated within the much favoured Woodcombe area of Minehead is this elegant detached four bedroom family residence believed to been built in c.1930's, enjoying an elevated position with fantastic views and benefitting from mature gardens and a paddock totaling 1.58 acres.



Woodlands House

An elegant detached four bedroom family residence believed to been built in c.1930's, enjoying an elevated position with fantastic views and benefitting from mature gardens and a paddock within the much favoured Woodcombe area of Minehead.

The property offers a wealth of charm & character throughout with many original period features whilst sympathetically incorporating everyday modern living. The property enjoys a southerly aspect, sitting proudly within grounds extending to c.1.58 acres accessed via circular driveway affording extensive parking and garage. There is a paddock to the rear allowing superb far reaching views to the coast and surrounding hills and woodland boundary giving access onto Exmoor National Park.

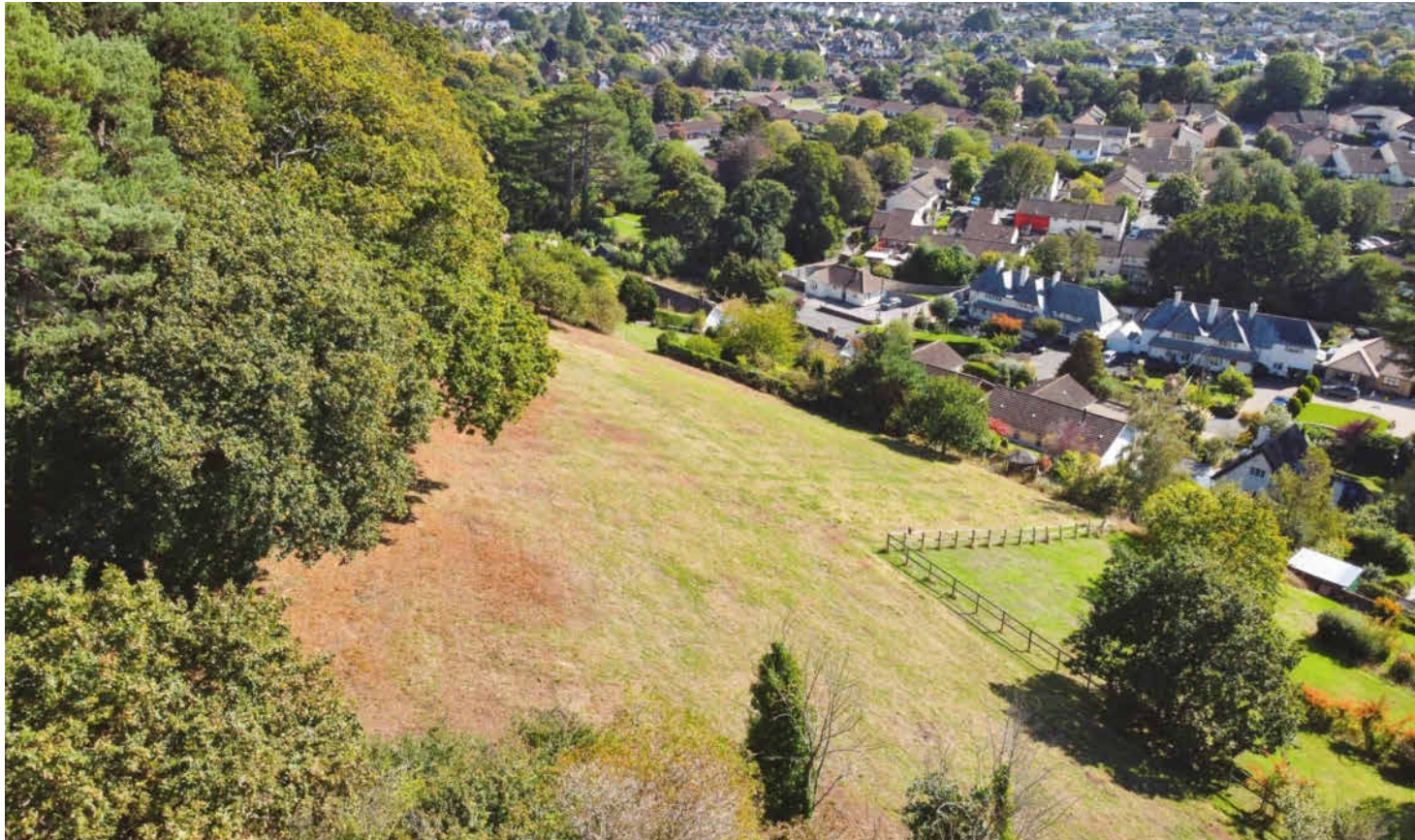
Period Oak Front Door

Leading to

Entrance Hall

19'3" x 7'10"

With period parquet flooring, radiator, oak staircase rising to first floor landing, doors to



Cloakroom

Period stained glass leaded light window to rear with secondary glazing, period parquet flooring, pedestal wash hand basin, low level WC, built in understairs cupboard.

Lounge

20'8" x 13'5"

Period leaded light windows with secondary glazing to front and side enjoying lovely views, period leaded light french doors with secondary glazing leading to the rear garden, three radiators, picture rail, period exposed floorboards, inset log burner set on slate hearth with decorative fire surrounds.

Dining Room/Study

13'5" x 12'1"

Period leaded light windows to front and side with secondary glazing, wooden flooring, radiator, picture rail, wall light points.

Breakfast Room

13'7" max x 12'4" max

Period leaded light window to rear with secondary glazing, period exposed floorboards, radiator, inset log burner set on slate hearth, picture rail, telephone point, wall light point, door to kitchen, door to pantry with period leaded light window to rear with secondary

glazing, shelving and light.

Kitchen

12'2" x 8'10" max

Period leaded light windows to front and rear with secondary glazing, window to side, modern fitted kitchen comprising a range of fitted base and wall units with resin worktop surfaces, inset sink unit with mixer taps, space and plumbing for washing machine and dishwasher, space for fridge freezer, rangemaster Elan cooker with rangemaster cooker hood over, LVT flooring, radiator, stable door to garden room.

Garden Room

13'3" x 8'

Double glazed door to front garden, tiled flooring, part exposed stone wall, light, power, double glazed windows to front and side, door to

Utility Room

17'3" max x 7'10" max

With base and wall units with worktop surfaces, space for fridge, inset sink unit, space and plumbing for washing machine, tiled flooring, door to rear garden, two built in storage cupboards.

First Floor Landing

Fitted carpet, picture rail, access to roof space, period stained glass window to rear with secondary glazing, fitted linen cupboard, doors to

Bedroom One

13'9" x 12'5"

Period leaded light windows to front and side with secondary glazing, fitted carpet, radiator, picture rail, door to

Ensuite Shower Room

Double glazed Velux windows to side, a fitted suite comprising shower cubicle, pedestal wash hand basin,





low level WC, shaver point, part tiled surrounds, radiator, laminate flooring, built in undereaves storage.

Bedroom Two

13'9" max x 10'6" max

Period leaded light windows to front and side with secondary glazing enjoying views towards surrounding countryside and Quantock Hills in the distance, TV point, picture rail, radiator, fitted carpet, built in wardrobes.

Bedroom Three

13'9" max x 10'4" max

Period leaded light windows to rear and side with secondary glazing enjoying views towards the Quantock Hills and overlooking the rear garden, fitted carpet, picture rail, radiator, TV point.

Bedroom Four

11'5" x 7'10"

Period leaded light windows to front and side with secondary glazing, window seat with storage, picture rail, radiator, fitted carpet.

Bathroom

Period leaded light window to rear with secondary



glazing, a modern fitted suite comprising pedestal wash hand basin, low level WC, heated towel rail, modern clawed foot bath with Victorian style mixer tap and shower attachment over, extractor unit, inset ceiling spotlights, laminate flooring.

Shower Room

Period leaded light window to rear with secondary glazing, a modern fitted shower cubicle, laminate flooring, heated towel rail, extractor unit, (plumbing is available for the installation of a WC and wash hand basin if required).

Outside

The property is approached through a pillared entrance with double opening gates with mature pines either side onto a circular driveway. The driveway leads through the front gardens which comprise of lawn area, mature shrubs and trees, stone steps lead to a terrace running along the front elevation of the property with pathways either side to rear garden and the stone pillared entrance porch with light gives access to the front door. There is a single detached garage with light power and water.



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 guaranteed, they 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). Powered by www.focalagent.com

welcome to

Woodlands House, Porlock Road, Woodcombe

The property is situated within the pretty coastal resort of Minehead, known as the gateway to Exmoor and the start of The South West Coast Path. Minehead offers a good range of day to day amenities, a hospital and schools for all ages including a sixth form college. The rolling hills of Exmoor, Quantock Hills and Brendon Hills are all within easy motoring distance as are the sandy beaches at Blue Anchor. The county town of Taunton is some 24 miles to the south and offers a further range of high street shops, public and state schools and great access links to both the M5 and A303.

£795,000

- Much Favoured Area of Woodcombe
- 1930's Elegant Detached Family Residence
- Three Reception Rooms - Four Bedrooms - Garden Room
- Mature Gardens - Garage - c.0.89 acre Paddock

EPC Rating: Exempt
Council Tax Band: G
Tenure: Freehold



To find out more information or to arrange a viewing call

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