



Dunster Steep House



Dunster Steep House

Porlock, Minehead, TA24 8EU

A substantial Victorian residence occupying an elevated position on the edge of Porlock village benefiting from fantastic far reaching sea views.

- Fantastic Sea Views
- Ample Parking
- Attractive Gardens
- Within Exmoor National Park
- Substantial 7 Bedroom Property
- Garage
- Close To Village Amenities

Guide Price £725,000

Situation

Dunster Steep House occupies an elevated position on the edge of Porlock, with far reaching sea views. Porlock is a delightful and attractive village with good local facilities and a thriving community within Exmoor National Park. Porlock Weir has a small harbour and is a historic trading port, neatly positioned in a sheltered area of Porlock Bay. On the doorstep lie the wide-open spaces of Exmoor, accessed by endless bridleways and footpaths beloved of walkers, horse riders, hikers and birdwatchers. Around 6.6 miles away, lies the seaside town of Minehead with its extensive sandy beaches, and a host of shopping, sporting and entertainment amenities. The County town of Taunton, which is approximately 29 miles away, has extensive retail and commercial facilities, together with access to the M5 and a mainline station with fast trains to London. There are three independent schools, a theatre and the Somerset County Cricket Ground. The M5 motorway is within easy reach, with Junction 24 at Bridgwater being 30 miles to the north east or Junction 25 at Taunton being 29 miles away.

There are direct rail links between Taunton and London Paddington, taking about 1hr 40 minutes via Castle Cary and Reading. Regular trains between Taunton and Bristol take approximately 40 minutes. Educational establishments in the area and county are superb with a wide range of independent schools nearby. These include near Taunton, Kings Hall preparatory school, Kings and Queens in Taunton and Taunton School. At Tiverton there is Blundells School, Wellington School at Wellington and, further afield, Millfield School.



Description

Dunster Steep House is a substantial and imposing late Victorian detached residence occupying an elevated position on the edge of Porlock, which is a very popular Exmoor village. The property offers extensive living space over three floors, and is currently a fine family home but offers many versatile opportunities and flexibility with much scope as a bed and breakfast or guest house due to the configuration of both the ground floor and the bedrooms. Equally the property is an attractive and versatile family home as offers such spacious accommodation and reception rooms. All rooms throughout benefit from wonderfully high ceilings, period features and large windows allowing for the property to be flooded with natural light.

The property benefits from the addition of a superb west-facing conservatory and terrace which provide wonderful spaces to enjoy the incredible views. The ground floor offers a variety of reception rooms including kitchen, breakfast room, study, snug/garden room, drawing room, dining room, and large conservatory. The first and second floors offer, depending on usage, up to seven bedrooms, four bathrooms and a good-sized landing, there are plenty of rooms which would also make ideal home offices.

Outside

The property is approached via its own driveway, accessed through smart wrought iron gates off Dunster Steep. The spacious driveway provides ample space for the parking of multiple vehicles as well as access to a garage. The property is surrounded by its own gardens providing wonderful far reaching sea views.

There are many spots in the gardens to take full advantage of the incredible sea views and to enjoy both afternoon and evening sunlight.

The rear of the house has good facilities for storage and has pedestrian access to the rear, making the village amenities closer and therefore easier to reach on foot than returning to the main driveway. To the rear of the house there is a greenhouse, timber garden shed, the oil tank and rear access into the garage. There is a pathway, which leads all the way around from the garage, around the back of the house, to the terraced area and conservatory. The terrace is elevated from the main garden, both of which are on the west side of the house. The terrace, a semi-circular structure with good space for outdoor entertaining, is accessed straight off the conservatory's double doors and is elevated enough to give some wonderful views across the village and out to sea. Below the terrace is the main garden; a mature and remarkably private space that is shielded by mature trees and bushes. The borders are mature hedges, offering extensive privacy. There are more areas of lawn on the northerly side of the garden with a pathway leading back up to the driveway.

Services

Mains drainage, water and electricity

Viewing

Strictly by appointment with the agent

Directions

Take the A358 from Taunton to Williton and join the A39 to Porlock. The A39 drops down into Porlock leading onto Dunster Steep, at the junction keep right handed and follow the road round to the right and the gates to Dunster Steep House can be found immediately on your left hand-side.

What Three Words - ///downturn.lunching.warbler

Agents Note

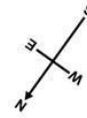
There is Japanese Knotweed present on the property which has been managed by the company Eco Control Solutions

Council Tax

Band G (2022/23)



These particulars are a guide only and should not be relied upon for any purpose.



Approximate Area = 3563 sq ft / 331 sq m
 Limited Use Area(s) = 369 sq ft / 34.3 sq m
 Garage = 243 sq ft / 22.5 sq m
 Total = 4175 sq ft / 387.8 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rîcheom 2023. Produced for Stags. REF: 1040101