



West Wind



West Wind Redway

Porlock, Minehead, TA24 8QQ

Minehead 7.5 Miles Taunton 19.8 Miles Porlock 0.4 Miles

A smartly presented 3 bedroom detached property currently utilised as a successful holiday let with parking, gardens and terrace in an elevated position with far reaching coastal views just outside the popular village of Porlock. Council Tax Band Business Rated, EPC D,

- Fantastic Sea Views
- Full Residential Permission
- Gardens & Timber Decked Terraced
- Freehold
- Parking
- Successful Holiday Let With Turnover In Excess of £23,000
- 3 Double Bedrooms (En suite Bathroom)
- Coastal Holiday Home
- Council Tax Band Business Rated
- EPC D

Guide Price £380,000

Situation

West Wind sits in an elevated position just on the outskirts of the popular village of Porlock benefiting from wonderful far reaching views over Porlock Bay towards the Bristol Channel. 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 7.5 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. West Wind is ideally placed, being almost equidistant between Bristol and Exeter airports, both offering excellent domestic and international flights. 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

The property is entered via an enclosed porch which leads into a spacious sitting room, kitchen and dining room. The kitchen is positioned along the back of the property with a downstairs WC and shower room off to one end and back door way at the other which leads to a useful and practical external covered area ideal for washing muddy boots organizing dogs etc with an outside utility room with sink and dog shower. Off the sitting room is two double bedrooms. Double glazing throughout.

An open plan style staircase from the dining room leads to the first floor where there is the primary bedroom with en suite which has stunning coastal views.

Outside

Outside the property is approached off a private tarmac road where there is a lay by pull in with parking for two vehicles. A pedestrian gate with steps lead up to the front of the property where there is a timber decked terrace running along the length of the bungalow with balustrading from which there are superb far reaching views towards the sea and surrounding countryside.

There is access around the side of the property to an outside utility/boiler room and timber steps up to a sloping lawn rear garden with inset shrubs and a timber decked terrace at the top from which there are wonderful views over the property towards surrounding woodland, farmland and the sea.

Directions

Take the A39 to Porlock (5 miles), proceed through the village passing the church on your left and at the end of the village keep left signposted Lynton and Lynmouth. Proceed up the lower slopes of Porlock Hill and after passing a row of terraced cottages on either side of the road take a sharp left hand turn back onto a private road where the property will be found shortly after on the right hand side with parking bay opposite.

Services

Mains water, mains drainage, mains electric. Oil fired central heating. Super fast broadband available 24-100 Mbps. Ofcom predicted mobile phone coverage, voice and data, inside and outside, EE, Three, O2 and Vodafone, Likely.



Approximate Gross Internal Area
103.8 sq m / 1118 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1074406)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D		61	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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