



H A L S E C O M B E H O U S E





Halsecombe House

Parsons Hill, Porlock, Minehead, TA24 8QP

Minehead 6 miles • Taunton 29 miles • Exeter 55 miles

A substantial country residence with land and stables, set in an elevated position enjoying what must be one of the finest countryside and coastal views on Exmoor, spanning from Porlock Bay to Hurlstone Point and looking across to the Welsh coastline.

- Panoramic Coastal and Countryside Views
 - 24.6 acres
 - Stables and Paddocks
- Over 5000 sq ft of Accommodation
 - Immaculately Presented
 - 6 Bedrooms
 - Landscaped Gardens
- Sizable Outdoor Heated Jacuzzi Swim Spa

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Situation

Halsecombe House is a substantial country residence beautifully set in an elevated position enjoying what must be one of the finest countryside and coastal views on Exmoor, spanning from Porlock Bay to Hurlstone Point and looking across to the Welsh coastline. Standing in delightful grounds and land that complement the property there is immediate access to the surrounding countryside.

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.

Halsecombe 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

Halsecombe House is a six-bedroom property believed to date back to 1892 which provides in excess of 5,000 sq ft. First impressions of the house are that it is immaculately presented, benefits from large well-proportioned rooms, flooded with natural light throughout and with impressive ceiling heights. The extensive elegant windows throughout the property, provide the opportunity to enjoy the views from all primary rooms.

Upon entering the property, you are greeted by a light lobby and reception hall which provides access to the ground floor reception rooms. The drawing room is a wonderfully long well-designed room, with the orientation and views a prominent feature. The room has an original open fireplace and a double height bay window with French doors that open out onto a spacious veranda.

Adjacent is the sitting room that also has a feature fireplace and a large bay window from which the views can be enjoyed. Adjoining this room is the orangery with double height windows and double French doors directly onto the veranda providing a fantastic dining room space accompanied by panoramic coastal views.





The kitchen really is the heart of the home space due to the large central island positioned in front of a four oven AGA and a large space for a kitchen table in front of bi-folding doors that open out onto a spacious terraced area with a backdrop of extensive lawn and rockery flower bed. The kitchen benefits from modern integrated appliances. There is a useful separate utility room providing further space for storage and appliances.

The ground floor also benefits from a double bedroom and en suite shower room providing flexible accommodation options ideal for either an au pair or additional study or home office. A downstairs cloakroom can be found just off the reception hall.

A smart wide staircase with feature window provides lots of natural light and an opportunity to admire the varying view from another angle leads up from the reception hall to the first floor. Here, there are five beautifully presented double bedrooms, all benefiting from en suite bathrooms with three rooms enjoying separate dressing areas.

Upon entering the principal bedroom, you are immediately struck by a substantial bay window providing the most incredible coastal view, the room is filled with gorgeous natural light and is very spacious, bright, and offers an en suite bathroom with dressing area.

There is a hatch located on the main landing which leads to the second floor, planning permission has been granted for an additional bedroom with en suite facilities to make seven bedrooms if required.

Outside

The house is set in the centre of its own land and occupies a truly stunning position and is accessed by a delightful long entrance driveway which provides an impressive sense of arrival to the front of the house with a large turning circle and plenty of space to park multiple vehicles out the way of the front of the house.

Steps lead up to the front door and open patio areas which surround the house and below this are various beautifully stocked flower beds. There is an abundance of mature trees including a weeping willow, large beech tree and various cedar trees.

Halsecombe House is set in approximately 24.6 ac acres. To the front of the property beyond the main lawns are a number of paddocks which provide the ideal opportunity for equestrian use, as well as three large ponds which have been excellently maintained. The gardens have been carefully landscaped with lawns and terraced areas to provide the best all fresco dining and entertaining opportunities whilst enjoying the views.

Further parking can be found by the car port, there is also an adjoining outdoor toilet and garaging block which is also used as a workshop. To the rear of the property there is a large smart wooden stable block, which consists of four loose boxes, a spacious tack room/ groom's room with a door leading to a kitchen area and utility area, WC and a shower.

The stables provide a wonderful opportunity for equestrian use to take advantage of the incredible riding and bridleway network on Exmoor but also provide excellent facilities for hobbies space, home gym or games suites, home office complex and much more. Behind the stable block are various open fronted storage with three separate bays.

To the left of the property is an outdoor heated jacuzzi swim spa, perfectly positioned to enjoy the views across the bay. The Coast Infinity Ultra is a substantial 5.3m x 2.2m and can be used for tethered swimming or just relaxing as a heated jacuzzi. The patioed area also has a changing hut and seating.

Services

Mains electricity, private water and drainage, oil fired central heating.

Wayleaves and Easements

This property is sold subject to any wayleaves and easements whether mentioned in these particulars or not.

Viewing

Strictly by appointment with the agents please.

Local Authority

Somerset West and Taunton District Council.
Council Tax Band G (2023/24)

Tenure

Freehold

Directions

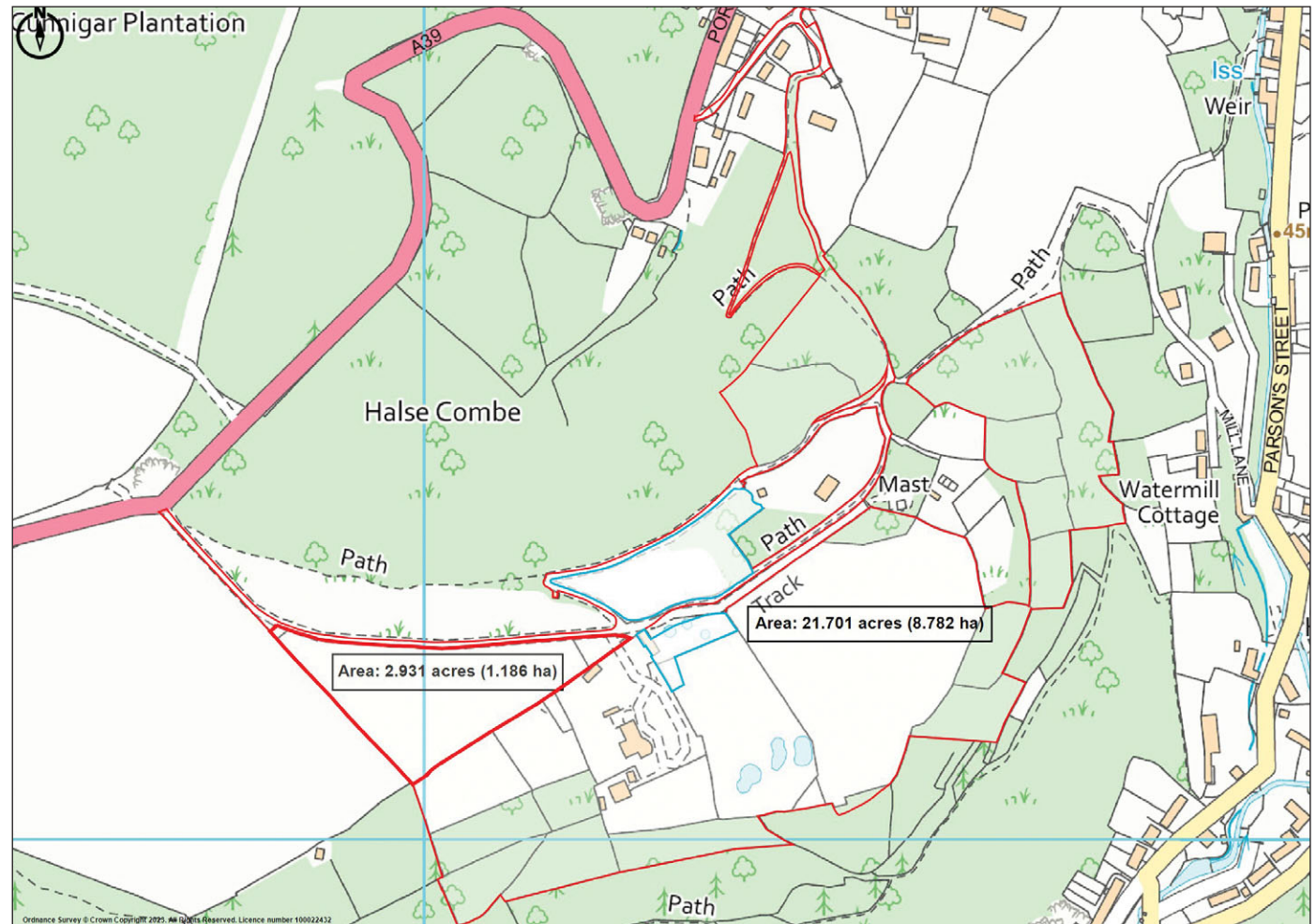
Take the A358 from Taunton to Williton and join the A39 to Porlock. From the centre of Porlock follow the A39 up Porlock Hill towards Lynton. Almost at the top of the hill turn left onto the entrance driveway, signed Halsecombe. Proceed along this lane and bear right next to Halsecombe Cottage through to the main entrance driveway to the front of Halsecombe.

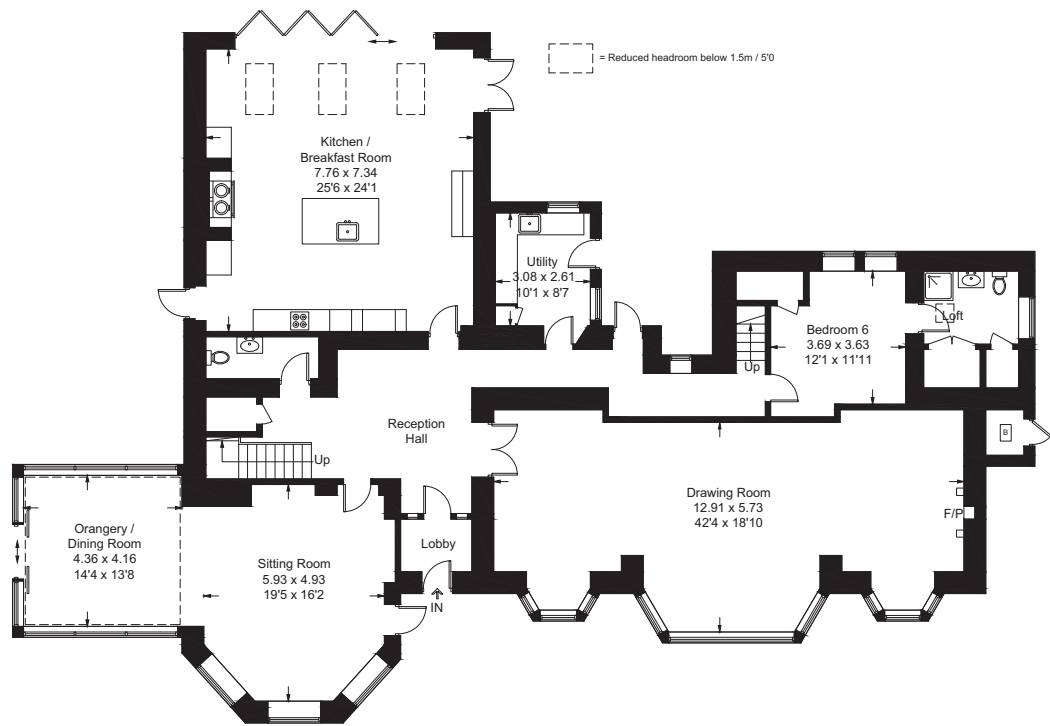
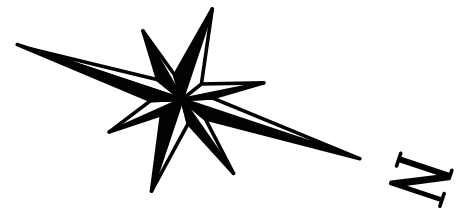
Agents Note

There is a well screened bridleway and footpath on the property providing wonderful access to the surrounding countryside.

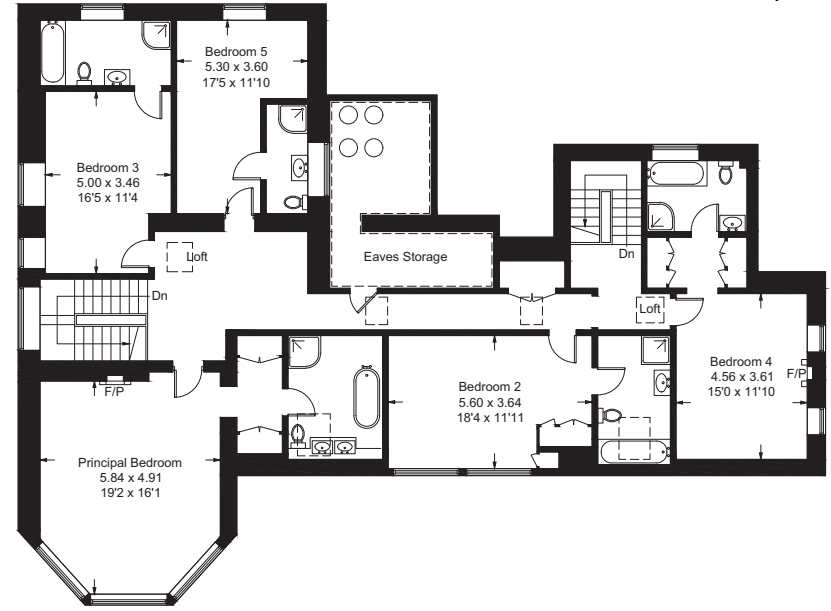
Disclaimer

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





Ground Floor



First Floor



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