



Hawkcombe

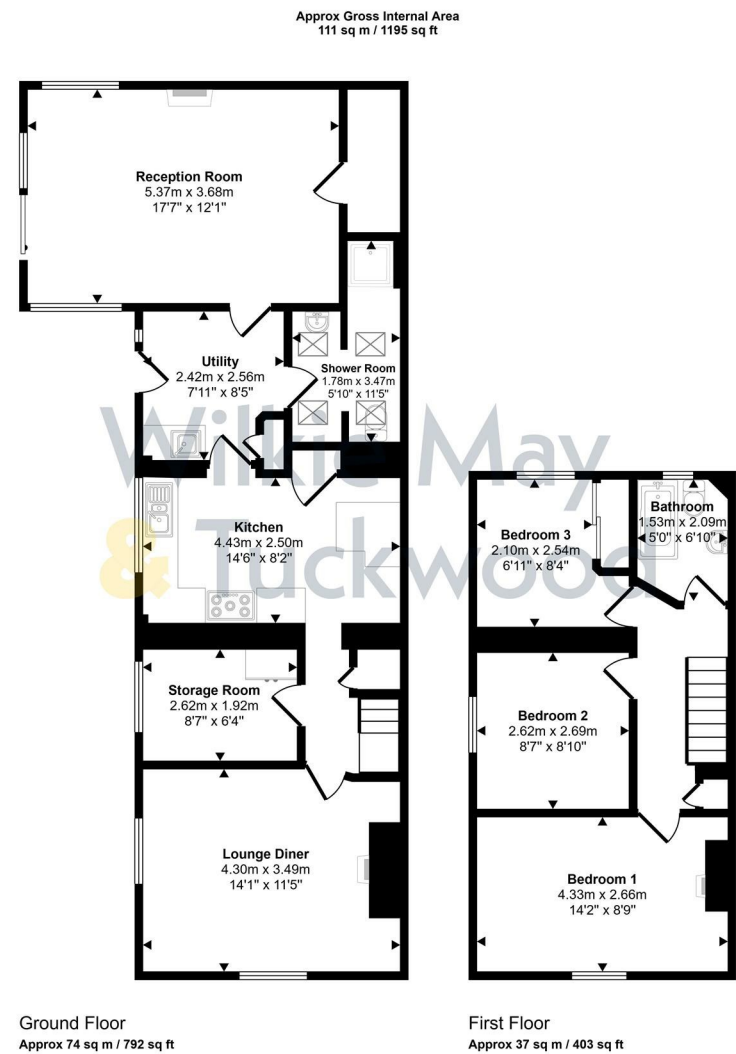
Porlock TA24 8LP

Price £270,000 Freehold



Wilkie May
& Tuckwood

Floorplan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

Please see agents note.

A characterful three bedroom 19th century country cottage enjoying valley views, driveway parking, rear garden and a peaceful rural setting within the Hawkcombe Valley.

The accommodation is arranged over two floors and includes two generous reception rooms, a kitchen, study, downstairs shower room, three bedrooms and a family bathroom.

- NO ONWARD CHAIN
- Detached 19th Century Stone Cottage
- Three bedrooms
- Two log burning stoves
- Private driveway parking
- Downstairs shower room



A three-bedroom detached 19th century stone cottage, beautifully positioned within the picturesque Hawkcombe Valley in the Exmoor National Park.

The property is entered via an entrance hallway, to the right is a useful utility area with sink and space for a washing machine, whilst directly ahead is a convenient downstairs shower room, featuring a skylight which provides a good degree of natural light. Following the hallway is a large reception room with a log burner and glazed sliding doors opening onto the rear garden with glass-roofed extension.

The kitchen is well equipped with a DeLonghi gas oven and hob, extractor fan, sink overlooking the garden, a range of wall and base units, breakfast bar, larder cupboard and space for an American-style fridge freezer.

From the kitchen, a further hallway provides access to the remaining ground-floor accommodation and incorporates useful under-stair storage.

A study is situated to the right, with fitted shelving and a window overlooking the driveway and attractive retained stone wall. At the front of the property is a second substantial reception room, enjoying views across the valley. This lovely room benefits from a



log-burning stove, dual-aspect windows, a characterful sash window and attractive hardwood flooring.

The first floor provides three bedrooms and a family bathroom. The bathroom is fitted together with the usual sanitary facilities. The third bedroom is a useful single bedroom or potential home office and benefits from built-in storage and a window overlooking the rear. The second bedroom is a well-proportioned double bedroom with a window to the side elevation. The principal bedroom is a particularly appealing double room, enjoying views across the valley. A window and attractive feature fireplace enhance the character of this lovely room.

Outside, the property benefits from driveway parking for two cars and a rear garden with patio and lawned area, providing a peaceful setting to enjoy the surrounding countryside.

AGENT'S NOTE:

Please note that stabilisation works are required to a former sandstone quarry associated with the property. An estimated repair cost of £194,560 has been provided. Prospective purchasers are advised to make their own enquiries and satisfy themselves as to the nature and extent of the works, associated costs and all relevant reports and documentation prior to proceeding.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Mains water, mains drainage, mains electricity, Calor gas canisters for cooker.

Local Authority: Somerset Council, Deane House, belvedere Road, Taunton, TA1 1HE

Property Location: ///hagylling:dance.puppets **Council Tax Band:**

Broadband and mobile coverage: We understand that there is variable mobile coverage. The maximum available broadband speeds are 31 Mbps download and 3 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: Very Low risk **Rivers and the Sea:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Outside of a groundwater flood alert area. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <http://www.somersetweststandaunton.gov.uk/asp/>

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Code of Practice for Residential Estate Agents: Effective from 1 August 2011:
8. Financial Evaluation: At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.



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