



Bossington Lane, Porlock, Minehead, TA24 8HD

welcome to

Hurst Lodge, Bossington Lane, Porlock, Minehead

Enjoying fantastic views towards the Bristol Channel & the dramatic landscape of the Exmoor National Park situated along the sought-after and scenic Bossington Lane area of Porlock, is this imposing detached five bedroom family residence approx.2,166 sq.ft & set within 0.38 acre of formal gardens.



Front Door

Leading to

Entrance Hall

With parquet flooring, window to front, radiator, staircase rising to first floor landing, doors to

Cloakroom

Window to front, radiator, low level WC, wash hand basin.

Lounge

20' 1" x 13' 11" max (6.12m x 4.24m max)

Double glazed sliding patio door to the rear garden, wooden flooring, radiator, inset log burner set in fireplace with tiled hearth, coving, wall light points, sliding door to garden room.

Garden Room

Windows to front and side overlooking the garden and driveway, wooden flooring, door to front garden, light and power.

Kitchen

13' 10" max x 11' 10" max (4.22m max x 3.61m max)

Window to rear, a range of fitted base and wall units, wooden worktop surfaces, inset one and one half bowl sink unit, integrated microwave, double oven, inset electric hob, dishwasher, fridge freezer, radiator, tiled flooring, built in pantry, tiled flooring, door to

Rear Entrance Lobby

Door to the rear garden, tiled flooring, fitted cupboard, utility area with space and plumbing for washing machine, oil fired central heating boiler, worktop surfaces, tiled flooring, door to

Living/Dining Room

33' max x 14' 11" max (10.06m max x 4.55m max)

A triple aspect room with windows to front, side and rear, two radiators, wooden flooring, staircase rising to first floor landing.

West First Floor Landing

With fitted carpet, access to roof space, wall light point, doors to

Bedroom One

13' 7" max x 12' 7" max (4.14m max x 3.84m max)

Window to rear with views towards the surrounding countryside, radiator, fitted carpet, built in wardrobe, door to

Ensuite Bathroom

A fitted suite comprising panelled bath, pedestal wash hand basin, low level WC, tiled surrounds, tiled flooring, extractor unit, radiator.

Bedroom Two

14' 11" x 8' 9" (4.55m x 2.67m)

Window to front, radiator, fitted carpet, door to

Ensuite Shower Room

A fitted suite comprising shower cubicle, radiator, low level WC, pedestal wash hand basin, tiled flooring, tiled surrounds.

East First Floor Landing

Window to rear, radiator, fitted carpet, built in airing cupboard.

Bedroom Three

12' 11" max x 11' 10" max (3.94m max x 3.61m max)

Window to front, radiator, fitted carpet, built in wardrobes.

Bedroom Four

11' 11" x 10' 8" (3.63m x 3.25m)

Window to front, fitted carpet, built in wardrobes, radiator.

Bedroom Five

10' 9" x 7' 11" (3.28m x 2.41m)

Window to rear enjoying views over the garden and surrounding countryside, fitted carpet, radiator.

Bathroom

Window to rear, a fitted suite comprising low level WC, panelled bath with shower unit over, pedestal wash hand basin, part tiled surrounds, tiled flooring, heated towel rail.

Outside

The property enjoys a large plot measuring approx. 0.38 of acre and is approached via a gated gravelled driveway through mature trees to the front boundary leading to a large gravelled drive offering ample off road parking for several vehicles, access to the detached garage can be found from the drive. To the side of the drive is a level lawned garden and there is hedge boundaries to both sides.

To the rear is a well maintained large mature enclosed garden which comprises of patio area to the rear of the property laid to lawn with mature flower and shrub beds & trees, timber garden shed, fruit trees, the garden is bordered by hedging and fencing.

Location

The active village of Porlock is situated within the Exmoor National Park and forms a fine base from which to indulge in a variety of rural pursuits and providing the opportunity to explore the many attractions of West Somerset and North Devon. The village boasts a useful range of everyday facilities including Post Office, General Store, Cafes/Restaurant, Butchers, Public Houses, Primary School, Churches, Recreation Ground and local sports teams including Football, Cricket and Bowls. The sea is approximately two miles away at Porlock Weir and the larger seaside town and shopping centre at Minehead is about six miles distant.

Agent's Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



view this property online fox-and-sons.co.uk/Property/MIH107590



welcome to

Hurst Lodge, Bossington Lane, Porlock

- Sought-After Bossington Lane Area of Porlock
- Well Presented Detached Family Residence
- Two Reception Rooms - Five Bedrooms
- Two Ensuites - Bathroom - Oil Central Heating
- 0.38 Acres of Formal Gardens - Detached Garage

Tenure: Freehold EPC Rating: F

Council Tax Band: F



£775,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107590



Property Ref:
MIH107590 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk