

# Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



## Halsecombe House

Parsons Hill, Porlock, Minehead, Somerset, TA24 8QP



## Halescombe House

**A most attractive country residence sitting within 24.6 acres of land with stables enjoying magnificent views over Exmoor, Porlock Bay and the Bristol Channel.**

This exceptional six-bedroom property is believed to date back to 1892 and enjoys large well-proportioned accommodation throughout with rooms designed to take full advantage of the stunning views.

There is an extensive kitchen with bi-folding doors leading out the garden, a large lounge with bay windows affording outstanding views and a formal reception room with stunning bay window and conservatory alongside. One of the bedrooms is located on the ground floor and all six bedrooms benefit from en-suite facilities.

The property is close to lovely walks and riding opportunities through the surrounding countryside via the bridlepath and footpath.

Internal viewing is highly recommended to appreciate the spacious and versatile accommodation offered.

# ACCOMMODATION



**T**he front door opens into a welcoming porch, leading through to a grand reception hallway, where twin staircases rise to the first floor. This impressive central space also provides access to a well-appointed cloakroom, a fitted storage cupboard, and all principal ground floor accommodation, offering an elegant and practical layout for everyday living and entertaining.

**LOUNGE** – accessed through impressive double doors from the hallway, with imposing double height bay window and French doors opening out to a spacious veranda. There is also an original open fireplace.

**RECEPTION ROOM** – a large room also with feature fireplace and bay window affording lovely views. Leading from this room is a,

**CONSERVATORY** – with double height windows and French doors leading out to the veranda.

**KITCHEN** – is a stunning room with large central island unit and fitted with a range of wall and base units and modern integrated appliances including a four oven AGA. There are also bi-folding doors leading out to a spacious terraced area. Alongside the kitchen is a,

**UTILITY ROOM** – which has a door to the garden.



BEDROOM SIX – a good-sized room with fitted wardrobe and door to,

EN-SUITE SHOWER ROOM – which also has two fitted storage cupboards.

FIRST FLOOR LANDING – is notably spacious, featuring two substantial storage cupboards and providing access to the remaining bedrooms, continuing the sense of light and flow throughout the upper level.

MASTER BEDROOM – with vast bay window enjoying magnificent coastal views, dressing room and,

EN-SUITE BATHROOM – fitted with a four-piece suite.

BEDROOM TWO – with two windows affording lovely views, dressing room and,

EN-SUITE BATHROOM – fitted with a four piece-suite

BEDROOM THREE – with lovely views and,

EN-SUITE SHOWER ROOM – fitted three-piece suite.

BEDROOM FOUR – lovely views, fitted wardrobe and,

EN-SUITE BATHROOM - fitted four-piece suite

BEDROOM FIVE – fantastic views and,

EN-SUITE BATHROOM – fitted four-piece suite



## OUTSIDE

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Discreetly positioned at the heart of its own magnificent estate, this distinguished residence is approached via a long, sweeping driveway, culminating in an elegant turning circle with extensive parking for numerous vehicles. The formal entrance is framed by broad stone steps leading to beautifully appointed patio terraces that gracefully encircle the house, enhanced by maintained flower beds.

The gardens are enveloped by a canopy of mature specimen trees, including a graceful weeping willow, stately beech, and a collection of majestic cedars, all contributing to the estate's timeless grandeur and seclusion. Extending to approximately 24.6 acres, the grounds are a true sanctuary, featuring formal lawns, a series of well-fenced paddocks, and three substantial ornamental ponds, all elegantly blending into the landscape.

To one side of the estate lies a detached garaging complex with a carport and additional workshop space, providing both practical storage and versatility. To the rear, a professionally designed equestrian area comprises a traditional timber stable block with four loose boxes, a spacious tack/groom's room, and an adjoining wing complete with a fully equipped kitchen, utility room, cloakroom, and shower facilities, ideal for staff or visiting riders.

Commanding one of the most impressive outlooks on the estate, the outdoor wellness area includes a Coast Infinity Ultra Jacuzzi Swim Spa - a superb 5.3m x 2.2m heated feature, perfectly positioned to capture breathtaking views across the bay. This private retreat is complemented by a changing hut and seating terrace, providing a serene setting for relaxation and alfresco entertaining.

# ACCOMMODATION

(all measurements are approximate)

PORCH

HALLWAY

LOUNGE 41'4" (12.80m) x 13'1" (4.00m)

RECEPTION ROOM 17' (5.18m) x 18'10" (5.7m)

CONSERVATORY 14'2" (4.31m) x 13'9" (4.20m)

KITCHEN DINER 23'4" (7.10m) x 25'2" 7.67m)

UTILITY ROOM 8'6" (2.58m) x 9'9" (2.97m)

BEDROOM SIX 11'11" (3.64m) x 11'7" (3.44m)

EN-SUITE SHOWER ROOM

FIRST FLOOR LANDING

MASTER BEDROOM 16'2" (4.93m) x 18'10" (5.74m)

DRESSING ROOM AND EN-SUITE BATHROOM

BEDROOM TWO 11'10" (3.61m) x 14'5" (4.40m)

DRESSING ROOM AND EN-SUITE BATHROOM

BEDROOM THREE 11'11" (3.63m) x 17'3" (5.25m)

EN-SUITE SHOWER ROOM

BEDROOM FOUR 17'9" (5.42m) x 11'7" (3.52m)

EN-SUITE BATHROOM

BEDROOM FIVE 11'4" (3.46m) x 15'10" (4.83m)

EN-SUITE BATHROOM

## GENERAL REMARKS AND STIPULATIONS:

**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.

**Services:** Private water supply, mains electricity and private drainage are connected. Oil fired central heating.

**Council Tax Band:** G

**Broadband and mobile coverage:** The maximum available broadband speeds are 25 Mbps download and 1 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:** Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk>

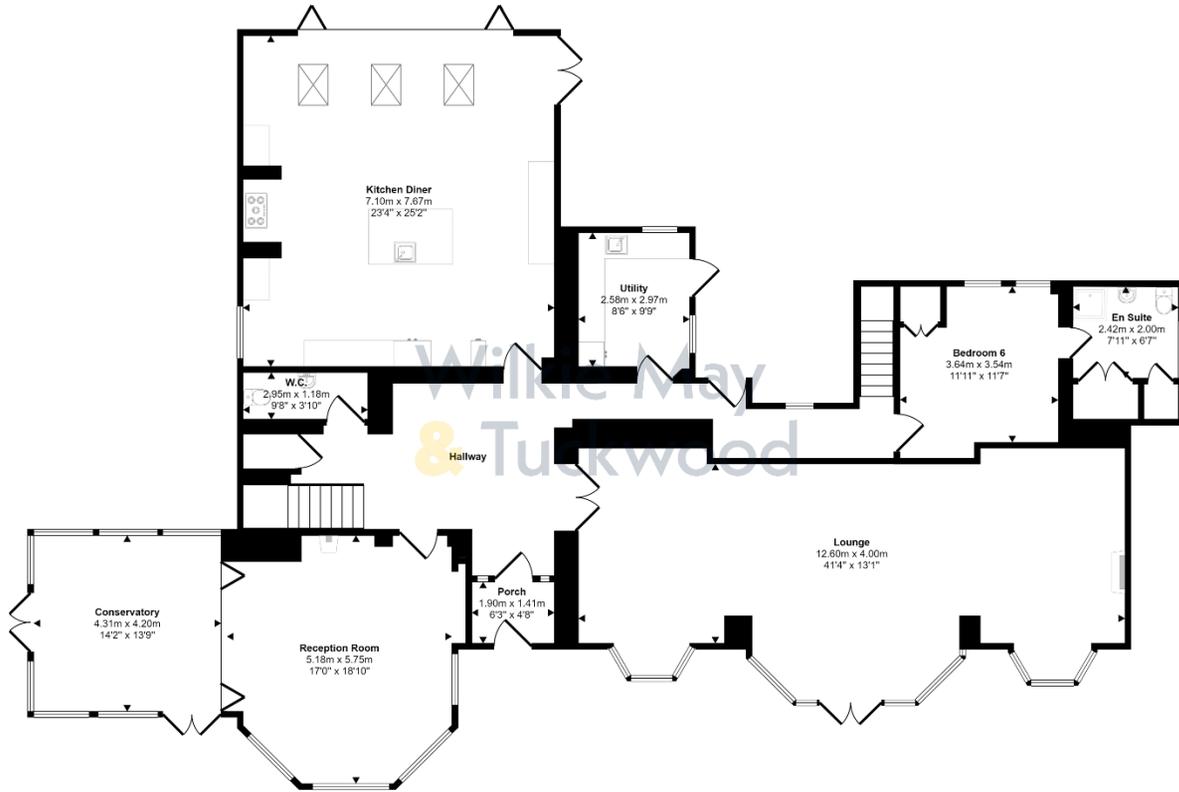
**Planning:** Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

**Flood Risk: Surface Water:** High risk **Rivers and the Sea:** Medium risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. 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.somersetwestandtaunton.gov.uk/asp/>

**Directions:** What3Words: [///centrally.operating.investors](http://centrally.operating.investors)

# FLOORPLAN



First Floor  
Approx 194 sq m / 2088 sq ft

Denotes head height below 1.5m

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.

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Parsons Hill, Porlock, Minehead, Somerset, TA24 8QP

PRICE: £1,450,000



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PROPERTIES BY  
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Tel: 01643 704400

6 Wellington Square, Minehead, TA24 5NH

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	65
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
WWW.EPC4U.COM			