

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



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& Tuckwood

The Old Coach House & Stables

Doverhay Place, Minehead Road, Porlock, Minehead, Somerset TA24 8HU



The Old Coach House & Stables

An attractive period property situated on the edge of the sought-after village of Porlock.

Set in a picturesque rural setting, this charming four double bedroom country house offers spacious and versatile accommodation, perfectly suited to modern family living.

Surrounded by a substantial garden and enjoying delightful open views across the countryside, the property combines character, comfort, and tranquility in equal measure.

The property is double glazed throughout with a wood burner in the lounge which also acts as a back burner linked into the central heating system with an oil-fired boiler as back up. Photovoltaic panels provide assistance with electricity usage.

ACCOMMODATION



The front door opens into a hallway with storage space and direct access to the:

KITCHEN DINER – a beautifully presented, double aspect room with views over the gardens towards the surrounding hills and glazed doors opening to the garden. The kitchen area is fitted with a range of cream coloured wall and base units, sink and drainer incorporated into slate work top with slate upstands, breakfast bar and Rangemaster cooker with extractor hood over. The floor is slated with underfloor heating which carries on to a further:

HALLWAY – with study area and staircase to the first floor.

LOUNGE – a spacious double aspect room with wood burner enjoying views over the courtyard and garden. A door leads through to an:

INNER HALL – with fitted cloakroom and access to a large,

GARDEN ROOM – a large room fully glazed on one side with oak flooring giving access to the courtyard. Doors lead from this room to a,

FITTED UTILITY – fitted with a one and a half bowl sink and drainer incorporated into wood effect work surface, a range of cupboards, plumbing for a washing machine and tumble dryer and housing the oil-fired boiler.



HOLIDAY LET/GAMES ROOM – with beamed, vaulted ceiling, timber flooring, doors to the garden and folding doors into a small kitchenette and shower room. A further door from the garden room opens to a,

HOLIDAY LET/BEDROOM – with dressing area and steps up to a further area with window to one side and doors opening to the garden. There is also an en-suite shower room.

These ground floor areas could be used as an annex for an elderly relative, a teenager or, indeed for rental income as Airbnb.



FIRST FLOOR LANDING – split to provide access to a family shower room and the remaining bedrooms. MASTER BEDROOM – a large, double aspect room with wonderful views towards Bossington Hill and an en-suite bathroom.

BEDROOM TWO – located alongside the family shower room with window to the side.

BEDROOM THREE – a large, double aspect room with lovely views.

Between the master bedroom and bedroom three, there is a WALK-IN WARDROBE.



OUTSIDE

The property is accessed over two drives, one off of Old Lane which leads to the rear of the house and the other, a tarmac drive shared with Doverhay Place which leads through double timber gates into a private graveled area driveway providing plentiful off-road parking.

From this driveway, a pillared gated entrance gives access to the courtyard and main entrance.

The property stands within surrounding level gardens, predominantly laid to lawn with inset trees, a patio off the kitchen diner with low stone surround and a further private patio at the rear of the games room.

Within the grounds there is also a timber garden shed and a large, detached timber workshop with light and power.

SITUATION: Porlock is situated within easy reach of the property with its primary school, doctor's surgery, church and range of public houses, restaurants and cafes. The larger town of Minehead is approximately 6 miles away with its banks, supermarkets and schools.

Directions: What3Words: [///princely.owner.shirtless](https://www.what3words.com/?q=///princely.owner.shirtless)

ACCOMMODATION

(all measurements are approximate)

HALLWAY

KITCHEN DINER 15' (4.57m) x 17'7" (5.37m)

LOUNGE 11'7" (3.53m) x 24' (7.31m)

INNER HALLWAY

CLOAKROOM

GARDEN ROOM 22'1" (6.74m) x 7'10" (2.39m)

UTILITY ROOM 10'6" (3.19m) x 7'9" (2.37m)

HOLIDAY LET/GAMES ROOM 21'7" (6.57m) x 10'2" (3.11m)

HOLIDAY LET/GROUND FLOOR BEDROOM 16'3" (4.96m) x 9'11" (3.02m)

DRESSING AREA 16'4" (4.97m) x 7'6" (2.29m)

SHOWER ROOM

FIRST FLOOR LANDING

SHOWER ROOM

MASTER BEDROOM 15'3" (4.64m) x 17'2" (5.23m)

EN-SUITE BATHROOM

BEDROOM TWO 11'8" (3.56m) x 10'4" (3.16m)

BEDROOM THREE 11'8" (3.55m) x 12'10" (3.90m)

WALK-IN WARDROBE 6'10" (2.08m) x 9'6" (2.90m)

GENERAL REMARKS AND STIPULATIONS:

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

Services: Mains water, mains electricity and mains drainage are connected. Oil fired central heating.

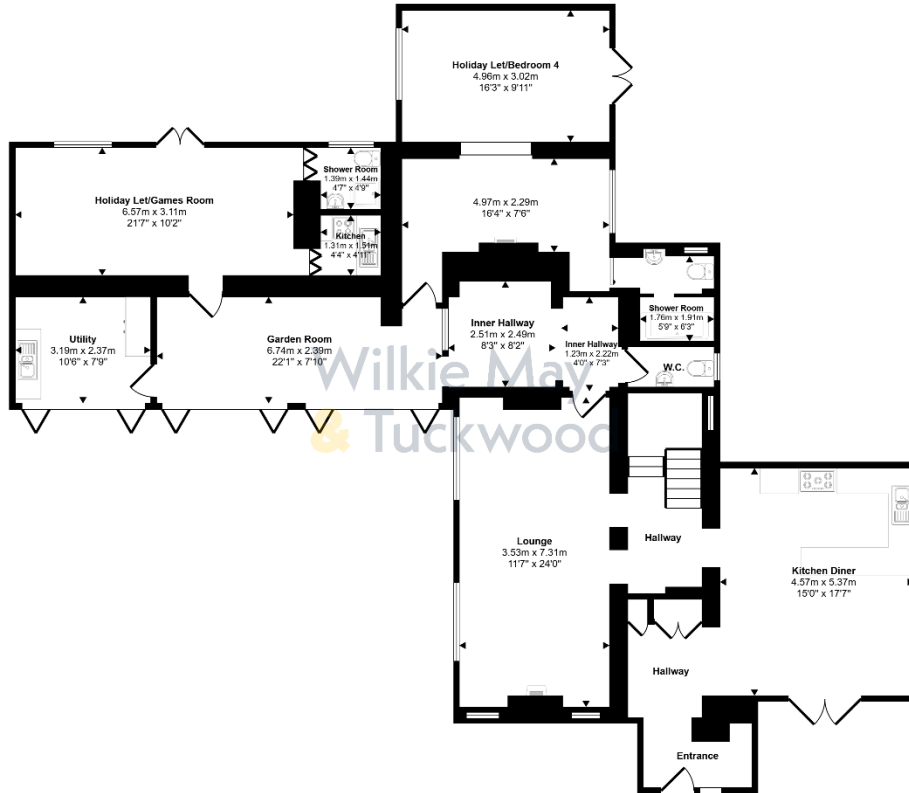
Council Tax Band: G

Broadband and mobile coverage: The maximum available broadband speeds are 54 Mbps download and 8 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>

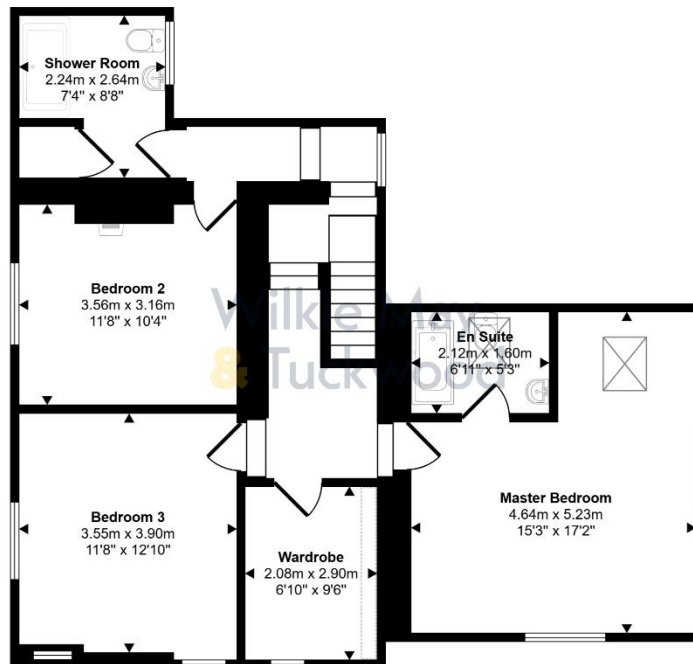
Planning: Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

FLOORPLAN



Ground Floor
Approx 185 sq m / 1988 sq ft

□ Denotes head height below 1.5m



First Floor
Approx 81 sq m / 869 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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PRICE: £775,000



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MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you. Code of Practice for Residential Estate Agents: Effective from 1 August 2011: '8. Financial Evaluation 8a 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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