





Hawkcombe View, Porlock, TA24 8NB

fox & sons

welcome to

18 Hawkcombe View, Porlock, MINEHEAD

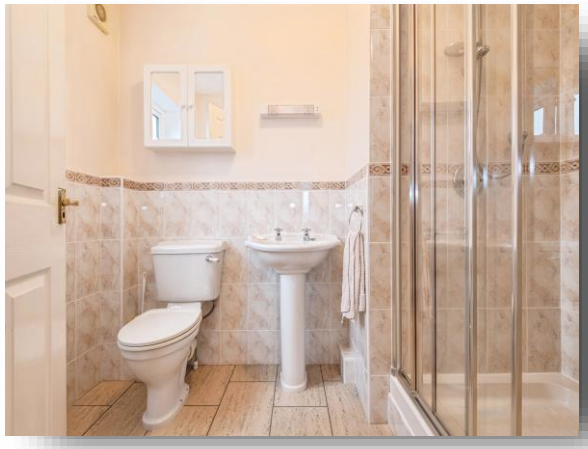
Built in 2002 & lovingly maintained by the current owner since new, offering beautifully arranged accommodation over three floors, combining generous proportions with outstanding lifestyle appeal. Whilst occupying a commanding elevated position within one of Exmoor's most sought-after village.













Double Glazed Front Door
Leading to

Entrance Hall
A spacious entrance hall creates an inviting first impression, featuring useful built-in storage and a built-in airing cupboard, access to the ground floor rooms, staircase rising to first floor landing.

Bathroom
Double glazed window to side, a fitted suite comprising low level WC, pedestal wash hand basin, panelled bath with Victorian style mixer tap and shower attachment over, shower screen, part tiled surrounds, radiator, extractor unit, tiled flooring.

Bedroom Two
Double glazed window to front, fitted carpet, radiator, built in wardrobe.

Bedroom Three
Double glazed window to front, fitted carpet, radiator.

Bedroom Four
Double glazed window to side, fitted carpet, radiator, built in wardrobe.

First Floor Landing
With staircase rising to the second floor landing, doors to

Cloakroom
Double glazed window to side, low level WC, wash hand basin, radiator, extractor unit, tiled flooring, part tiled surrounds.

Kitchen/Breakfast Room
Positioned on the first floor with double glazed window to rear overlooking the garden, double glazed door to side, fitted with a comprehensive range of base and wall units, worktop surfaces, inset double stainless steel sink unit with mixer tap, integrated double oven, inset electric hob with cooker hood over, integrated fridge, tiled flooring, radiator, tiled splashbacks, integral door to the double garage.

Dining Room
The dining room boasts a vaulted ceiling with exposed beams and double glazed bi-fold doors opening directly onto the rear garden, creating a wonderful space for entertaining and family gatherings.

Second Floor Landing
With fitted carpet, access to roof space, doors to

Lounge
Positioned on the second floor, the spacious lounge enjoys fantastic views across Porlock and the surrounding countryside to the front with double glazed windows to front and side, a particular feature of the property is this internal window to rear offering borrowed light to dining room, fitted carpet, two radiators, gas fire set in decorative fireplace, TV point.

Bedroom One
Also situated on the second floor, the principal bedroom benefits from the same far-reaching views together with built-in wardrobes, radiator and an ensuite shower room.

Ensuite Shower Room
Double glazed window to side, a fitted suite comprising low level WC, pedestal wash hand basin, heated towel rail, shower cubicle, part tiled surrounds, tiled flooring, shaver point, extractor unit.

Outside
Approached via a private estate road off Hawkcombe View which serves four properties. A tarmac driveway provides ample off road parking and providing access to the double garage and a covered entrance porch providing access to the property. To the front, attractive lawned gardens are complemented by mature shrub and flower borders, with additional lawn extending along the side of the property.

The rear garden is ideal for outdoor entertaining, featuring a generous patio immediately adjoining the house. Steps rise to an extensive lawn enclosed by mature hedging and fencing, with an attractive oak tree to the rear boundary.

Integral Double Garage
A substantial garage with power, lighting, workshop space, sink unit, plumbing for appliances and housing the LPG-fired boiler servicing the domestic hot water and central heating systems.

Location
Porlock is one of the most popular Exmoor villages given its excellent thriving community together with local shops including chemist, supermarkets, and butcher together with a Church, doctors surgery, village hall, primary school, inns and restaurants. Clubs include bowls, cricket, football and tennis with golf at Minehead. The quaint harbour and hamlet of Porlock Weir is within two miles. Minehead is five miles and it is approximately twenty six miles from the county town of Taunton which has mainline rail connections and access to the motorway network. For those who enjoy exploring the countryside there are superb walks literally on the doorstep and the Exmoor, Quantock and Brendon Hills and the coast are all close at hand.

Agents Note
The property has been thoughtfully enhanced during the current ownership, including the installation of replacement windows and doors in 2020 and 2022, a new LPG-fired boiler in 2021, and complete external redecoration in 2022.

The property is approached via a private estate road servicing four properties with any associated costs and expenses shared 4 ways.

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18 Hawkcombe View, Porlock, MINEHEAD

- Exceptional Detached Residence in an Elevated Position
- Four bedrooms - Ensuite Shower Room
- Fantastic Views over Porlock and the surrounding Countryside
- LPG Central Heating - Double Glazing
- Integral Double Garage & Ample Driveway Parking

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: G

£650,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
MIH107891 - 0004

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