



**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.



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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: Awaited

Council Tax Band: F



# £775,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH107590 - 0003

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