



## Parsons Hill

Porlock TA24 8QP

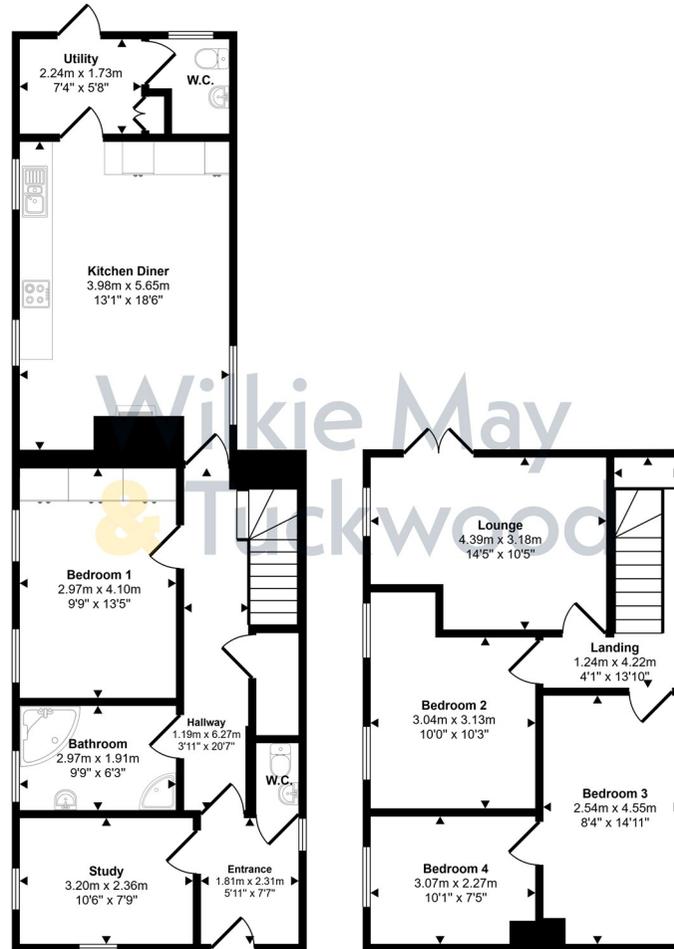
Price £650,000 Freehold



Wilkie May  
& Tuckwood

# Floorplan

Approx Gross Internal Area  
128 sq m / 1382 sq ft



Ground Floor  
Approx 77 sq m / 824 sq ft

First Floor  
Approx 52 sq m / 558 sq ft

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.

## Description

**Nestled within the rolling hills of Exmoor with stunning views over the Bristol Channel is this very attractive four-bedroom detached cottage set within 4.4 acres of garden and adjacent land.**

**Of part stone and part cavity wall construction, this lovely property features two ground floor bedrooms with bathroom, a large kitchen diner and a utility room. To the first floor there is a good-sized lounge, designed to take full advantage of the panoramic views and the remaining bedrooms.**

- Stunning countryside and coastal views
- Set within approximately 4.4 acres of garden and land
- Four bedroom detached house
- Off road parking and gardens
- Offered for sale with NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this spacious detached property in a stunning location.

The accommodation comprises in brief: entrance through the front door into a lobby area with door into a study and a cloakroom. A door then leads through to the hallway with stairs to the first floor, doors to the master bedroom and bathroom and door into the kitchen diner.

The kitchen diner is a lovely, homely room fitted with a range of wall and base units, a very attractive fireplace with inset wood burning stove and ample space for a dining table. A door then leads through to the utility room with fitted cloakroom alongside.

To the first floor there are the three remaining



bedrooms and the lounge. This room is designed to take full advantage of the wonderful views with French doors leading out to a large decked area with steps leading down to the ground floor.

Outside, the property is approached over a driveway leading up to the property with plentiful off road parking. The gardens are to the front of the property and laid to lawn with inset trees and shrubs and a large pond, all with a hedge boundary and enjoying the wonderful views. The land is in two parts close by and with the garden extending to approximately 4.4 acres



**GENERAL REMARKS AND STIPULATIONS:**

**Tenure:** Freehold

**Services:** Mains electricity, private water supply, private drainage. LPG central heating.

**Local Authority:** Somerset Council, Deane House, Belvedere Road, Taunton TA1

**Property Location:** <http://centrally.operating.investors> **Council Tax Band:** C

**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. 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/>

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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 1998. 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. 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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