



Redway, Porlock, Minehead, TA24 8QG

welcome to

The Orchard, Redway, Porlock, Minehead

Situated on the edge of the popular Exmoor village of Porlock and enjoying fantastic views towards the Bristol Channel, is this well presented individual modern detached four-bedroom family residence benefitting from surrounding gardens, oil fired central heating, solar panels & a detached garage.



An Attractive Entrance Porch

Front door leading to:

Entrance Hall

Double glazed window to front, radiator, telephone point, tiled floor, built in understairs cupboard, staircase rising to first floor landing, doors to:

Cloakroom

Double glazed window to front, low level WC, heated towel rail, vanity unit with Butler sink unit, tiled floor.

Lounge

15' 11" x 13' 8" (4.85m x 4.17m)

A dual aspect room with double glazed window to side with views towards the Bristol Channel, double glazed french doors to the rear garden, wooden flooring, wall light points, recessed fireplace with inset log burner & tiled hearth, telephone point.

Kitchen

19' 8" x 13' 6" max (5.99m x 4.11m max)

A dual aspect room with double glazed windows to front & side, a range of fitted cream coloured base & wall units, concealed underlighting, inset ceiling spotlights, Corian type worktop surfaces, electric AGA, space for American style fridge freezer, integrated Bosch dishwasher, space & plumbing for washing machine, space for tumble dryer, inset double Butler sink unit, integrated John Lewis combination microwave and oven, extractor unit, splashbacks, laminate flooring, display cabinet, archway to dining room, stable door to side.

Dining Room

11' 7" x 9' 5" (3.53m x 2.87m)

Double glazed window to rear, laminate flooring, radiator, a range of fitted bookshelves, TV point.

First Floor Landing

Double glazed window to side, access via fitted drop-down ladder to fully boarded roof space (with Velux windows, light and power), doors to:

Bedroom One

16' 4" max x 13' 8" max (4.98m max x 4.17m max)

A dual aspect room with double glazed windows to rear & side enjoying fantastic sea views, laminate flooring, radiator, telephone point, wall light points, built in wardrobes, door to ensuite shower room.

Ensuite Shower Room

Double glazed window to rear, a fitted suite comprising walk in shower cubicle, low level WC, vanity wash hand basin with cupboards under, extractor unit, laminate flooring, bathroom cabinets with touch light mirror, heated towel rail.

Bedroom Two

11' 8" x 11' 8" (3.56m x 3.56m)

Double glazed window to side, fitted carpet, radiator.

Bedroom Three

13' 8" max x 8' 10" (4.17m max x 2.69m)

Double glazed window to rear, radiator, wooden flooring, built in wardrobe.

Bedroom Four

13' 7" x 8' 4" max (4.14m x 2.54m max)

A triple aspect room with double glazed windows to front & rear, telephone point, double glazed french doors leading out to a small private patio area.

Bathroom

Double glazed Velux window with fantastic views towards the Bristol Channel & Hurlstone Point, a fitted suite comprising vanity wash hand basin with cupboard under, panelled bath with mixer tap/shower attachment over, low level WC, shower cubicle, laminate flooring, heated towel rail, touch light mirror, extractor unit, inset ceiling spotlights.

Outside

The fantastic views to the Bristol Channel from various points are a feature of this property. The property is approached via double timber five bar gates leading onto a gravelled driveway offering ample off road parking & access to the garage. To the side of the property the pathway with outside power point & water tap leads to a stable door giving access to a covered passageway which leads to the rear garden & access to the kitchen.

To the front of the property there is a paved seating area with flower & shrub beds, mature hedging & trees, and a pathway leads to the entrance porch. To the rear is a large paved patio immediately off the rear of the property making an ideal area for alfresco dining with a raised fish pond, raised flower & shrub beds, Grant oil fired boiler serving the domestic hot water & central heating systems. From the patio there is a lawned side garden enjoying fantastic views towards the Bristol Channel with outside power point, flower & shrub beds. Steps & a sloped grassed pathway lead up through flower & shrub beds to a further lawned terrace on a higher level which leads around to the patio area outside bedroom four. A grassed pathway then leads to the greenhouse with steps leading to a further level area with raised beds with vegetables & soft fruits.

Detached Garage

18' 11" x 10' 9" (5.77m x 3.28m)

With up & over door, light & power.

Solar Panels

There are photovoltaic solar panels on the roof; these are owned outright by the current owners; when not needed to supply power to the property, electricity is returned to the grid with consequent reduction in the property's electricity bill.

Council Tax Band

F

Agents Note

We are advised that Japanese Knotweed (which is under a treatment plan) is present in an neighbouring property. Please ask the branch for more details so that you can make further enquiries as required for your own purposes.



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welcome to

The Orchard, Redway, Porlock, Minehead

- Popular Exmoor Village of Porlock
- Fantastic Views - Individual Detached Family Residence
- Four Bedrooms - Two Reception Rooms
- Well Presented Gardens
- Detached Garage & Off Road Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£680,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106489 - 0015

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