



## High Street

Porlock TA24 8PY

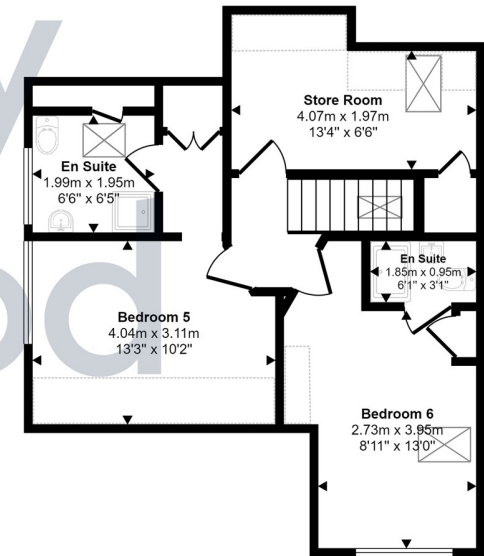
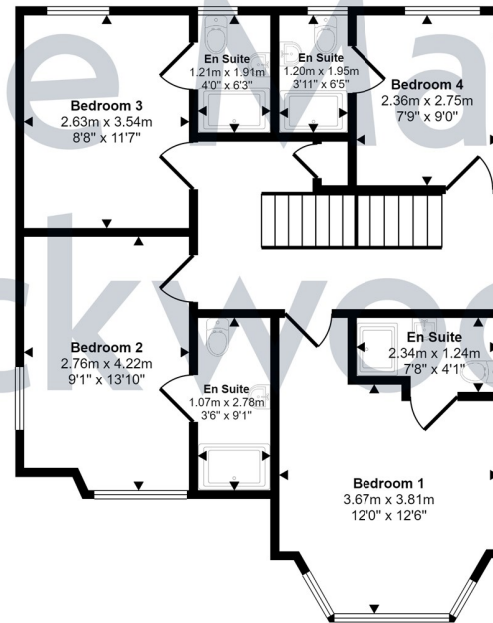
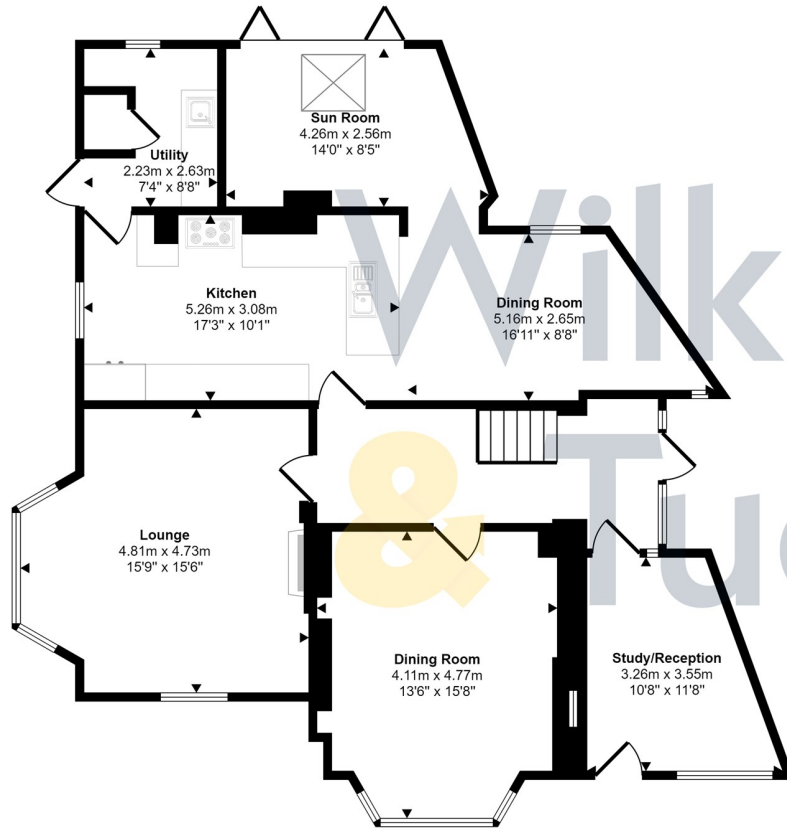
Price £550,000 Freehold

			
6	3	6	EPC

Wilkie May  
& Tuckwood

# Floorplan

Approx Gross Internal Area  
228 sq m / 2458 sq ft



Ground Floor  
Approx 110 sq m / 1182 sq ft

First Floor  
Approx 68 sq m / 729 sq ft

Second Floor  
Approx 51 sq m / 547 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.

# Description

**IMPOSING DETACHED HOUSE SITUATED IN THE HEART OF PORLOCK - with double garage, parking, garden and lovely views. Internal viewing highly recommended.**

- Detached property in the heart of Porlock
- High quality windows have been installed throughout the majority of the property.
- Attractive gardens
- Large, detached garage and parking
- Lovely views towards the coast



Rosebank House is an elegant and generously proportioned period property set in the heart of the charming Exmoor village of Porlock. Brimming with character and warmth, the house offers a wonderful opportunity to acquire a substantial and versatile home, perfectly suited to family living while retaining the flexibility for additional income if desired.

The accommodation is beautifully arranged over three floors, combining classic architectural features with a comfortable, welcoming atmosphere. High ceilings, large sash windows, and original detailing create a sense of light and space throughout, while the layout lends itself effortlessly to modern day living.

The ground floor is particularly impressive, featuring three well-proportioned reception rooms that provide excellent versatility for formal entertaining, family living, or home working. These are complemented by a large kitchen/dining room forming the heart of the home - an ideal space for everyday living. A bright sunroom offers a light and relaxing space with access onto the garden. A practical utility room and separate WC add to the convenience of the layout.

On the first floor, there are four generously sized bedrooms, all of which benefit from their own en-suite facilities. The second floor continues this theme, offering two further well-proportioned



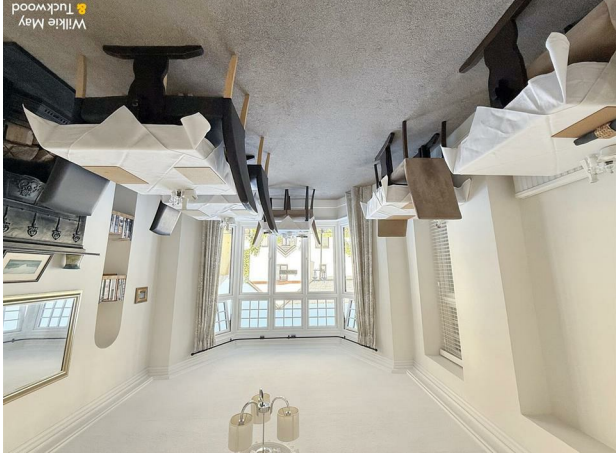
bedrooms, again both with en-suite facilities, creating a flexible arrangement suited to a variety of lifestyles.

Externally, the property continues to impress, with attractive gardens that provide a peaceful retreat and space to enjoy the surrounding environment. Whether used for outdoor dining, gardening, or simply unwinding, the grounds complement the house perfectly. There is also a large, detached double garage and parking for several vehicles.

Rosebank House's previous use as a guest house demonstrates its adaptability, but at its core it remains a distinguished and comfortable private residence. It presents an appealing opportunity for those seeking a substantial home in a sought-after coastal and countryside setting, with the added benefit of flexible living arrangements should they be required.

Situated within easy reach of Porlock's amenities and the stunning landscapes of Exmoor National Park, the property combines village charm with access to some of the South West's most beautiful scenery.

NOTE: The property enjoys a vehicular and pedestrian right of way over the driveway leading from High Street.



**GENERAL REMARKS AND STIPULATIONS:**

**Tenure:** Freehold

**Services:**

**Local Authority:**

**Property Location:** Council Tax Band: Exempt

**Broadband and mobile coverage:** We understand that there is XXXX mobile coverage. The maximum available broadband speeds are XXX Mbps download and XXX Mbps upload. We recommend you check coverage on <https://checker.ofcom.gov.uk/>.

**Flood Risk: Surface Water: XXX Rivers and the Sea: XXX risk Reservoirs: XXX Groundwater: XXX.** We recommend you check the risks on

**IMPORTANT NOTICE** Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared 8th May 2026. 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 misses) 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 feature 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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