



**West Wind, Redway, Porlock, TA24 8QQ**

**welcome to**

**West Wind, Redway, Porlock, Minehead**

A charming coastal home set in the Exmoor village of Porlock, West Wind enjoys an elevated position with a lovely outlook and close proximity to the village amenities and Exmoor coastline. The property offers comfortable, well-proportioned accommodation, ideal as a main residence or holiday retreat.



## Description

Occupying a pleasantly elevated position with stunning far reaching coastal views, West Wind is an appealing home set within the sought after Exmoor village of Porlock. The property is situated within easy reach of the village centre, offering a balance of tranquillity and convenience that will appeal to a wide range of buyers.

Surrounded by the outstanding natural beauty of Exmoor National Park and the nearby coastline, the location is ideal for those who value countryside and coastal living. The accommodation is arranged to make the most of the setting, with light-filled rooms that create a welcoming and comfortable atmosphere throughout. There is a strong sense of privacy, while still enjoying a connection to the surrounding area and neighbouring properties.

West Wind is presently running as a successful holiday letting business and is available as a going concern with inventory and bookings if desired, equally it can be sold for owner occupation, the property has been refurbished in recent years including a new roof.

## Entrance Porch

Double glazed door to side, double glazed window to front, door to;

## Sitting Room

13' 9" x 10' 6" ( 4.19m x 3.20m )

Double glazed window to front enjoying countryside and coastal views, feature fireplace with inset electric stove, shelved alcove with storage cupboard, Karndean flooring, radiator, access to;

## Dining Room

11' 5" x 10' 6" ( 3.48m x 3.20m )

Double glazed window to front with far reaching countryside and coastal views, stairs rising to first floor with understairs storage area, Karndean flooring, doorway to;

## Kitchen

20' 4" x 6' 7" ( 6.20m x 2.01m )

Double glazed window to rear, attractively re-fitted with an excellent range of gloss finish units, contrasting granite effect worksurfaces with inset ceramic hob, oven below and hood over, inset sink with mixer tap, integrated concealed dishwasher, space for fridge/freezer, tall storage cupboard, tiled flooring, door to rear covered area which leads to the utility/boot room and door to;

## Shower Room

Double glazed window to side, re-fitted White suite comprising walk in oversize shower with glazed enclosure and shower wall surrounds, low level w.c. and pedestal wash hand basin, chrome heated towel rail, tiled flooring.

## Bedroom Two

11' 5" x 10' 6" ( 3.48m x 3.20m )

Double glazed window to front enjoying countryside and coastal views, radiator.

## Bedroom Three

11' 5" x 10' 6" ( 3.48m x 3.20m )

Double glazed window to side, radiator.

## First Floor

Landing area with two large eaves storage cupboards, door giving access to;

## Bedroom One

14' 6" max x 10' 6" max ( 4.42m max x 3.20m max )

A Light dual aspect room with two skylights to rear and double glazed window to front again enjoying lovely countryside and coastal views, radiator, door to;

## En-Suite Bathroom

Skylight window, re-fitted White suite comprising panel enclosed bath, low level w.c. and pedestal wash hand basin, tiled surrounds, towel rail.

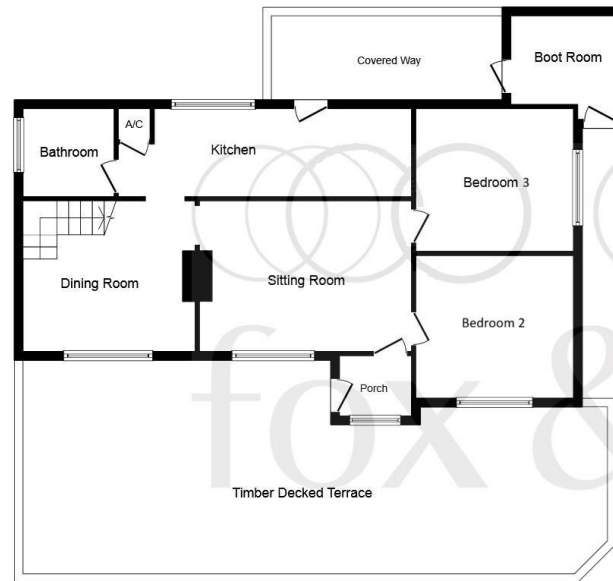
## Outside

Situated on a private driveway just off Redway, West Wind has a parking area with space for one/two vehicles, steps rise to a delightful wrap around decking area to the front of the property, ideal for al-fresco dining and entertaining with amazing panoramic views, to the rear there is a covered area connecting the kitchen and utility/boot room ideal for drying clothes and muddy boots, steps rise to the side of the garden with areas of lawn and a raised decking platform at the head of the garden, ideal for watching the sunsets over Porlock Weir.

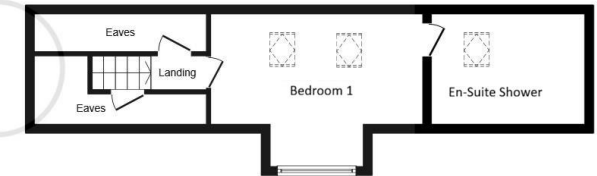
## Utility/Boot Room

7' 4" x 6' 1" ( 2.24m x 1.85m )

Fitted Belfast sink, storage cupboard and oil fired boiler for central heating and domestic hot water.



Ground Floor



First Floor

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## West Wind, Redway, Porlock, Minehead

- Beautifully Presented Detached Bungalow
- Two Reception Rooms - Well Appointed Kitchen
- Three Double Bedrooms - Two Bath/Shower Room
- Utility Room - Oil Central Heating - Double Glazing
- Gardens - Parking - Fine Far Reaching Views

Tenure: Freehold EPC Rating: D  
Council Tax Band: Deleted

**£380,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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