

CHANIN & THOMAS

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CHARTERED SURVEYORS, AUCTIONEERS & ESTATE AGENTS

Woodside Cottage, Hawkcombe, Porlock



Woodside Cottage comprises a well presented and extended two/three bedroom semi detached character cottage situated in a fine rural setting on the edge of the village of Porlock.

- *Entrance Hall *Kitchen *Dining Room *Bathroom *Living Room *Sitting Room (or Bedroom 3) *2 Bedrooms *Car Standing Space *Courtyard Style Garden *Timber Built Utility Room *Timber Built Workshop *Timber Wood Store

Offers in the region of: £295,000 Freehold

Ref: MT147

8 The Parade
MINEHEAD
(01643) 706666
Fax: (01643) 708560

High Street
PORLOCK
(01643) 706666
Fax: (01643) 708560

9 Fore Street
WILLITON
(01984) 632167
Fax: (01984) 633710

2A Castle Street
NETHER STOWEY
(01278) 733050

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Porlock is a charming village which lies between Exmoor and the sea, sheltered by picturesque hills and within the Exmoor National Park. The village has an excellent range of everyday shopping facilities with the quaint hamlet and harbour of Porlock Weir approximately two miles away. West Somerset's premier coastal resort, Minehead has a more comprehensive range of facilities and is approximately six miles, and the County town of Taunton which has mainline rail connections and access to the motorway network is approximately twenty six miles. For those who enjoy exploring the countryside, the Exmoor National Park, Brendon and Quantock Hills and many other renowned beauty spots of the areas are all close at hand.

The property has been tastefully renovated and extended during the past three years to include triple glazing with part shuttered windows, upgrading of kitchen, bathroom and will be found to be in excellent decorative order throughout. It is of stone, brick and block construction with rendered elevations under a part slate and part tiled roof with the accommodation arranged on two floors as follows:

Entrance Hall:

Part Tiled Kitchen: 3.18m (10'5) x 2.45m (8') range of oak units comprising Belfast sink (h&c), wooden work surfaces with cupboards and drawers under, wall cupboards, four ring ceramic hob with oven under and extractor hood over, built in cupboard, space for dishwasher

Dining Room: 3.29m (10'10) x 2.62m (8'7) glazed door to courtyard garden

Fully Tiled Bathroom: modernised and containing Victorian style bath with ball and claw feet, shower attachment, wash basin (h&c), low level WC, heated towel rail/radiator, easy steps up from dining room to

Living Room: 4.93m (16'2) x 2.58m (8'6) with attractive contemporary designed wood burning stove, double aspect, glazed double doors to courtyard garden

Sitting Room (or Bedroom 3): 3.83m (12'7) x 3.59m (11'9) fireplace with wood burning stove

Stairs to First Floor Landing: with hatch to roof space

Bedroom 1: 3.91m (12'10) x 2.96m (9'9) double aspect

Bedroom 2: 3.2m (10'6) x 2.53m (8'4) with low level WC (on Saniflo system), wash basin (h&c), fitted wardrobe

Outside: The property is approached at the side through double wooden entrance gates to a car standing space laid mainly to chipping along with further enclosed courtyard style garden that is predominantly paved

Timber Built Utility Room: 2.33m (7'8) x 1.48m (4'10), power points, electric light, plumbing for washing machine

Timber Built Workshop: with electric light and power points

Timber Wood Store:

Outside Sensor Lighting:

Services: mains electricity and water. Private drainage system

Council Tax Band: C

Tenure: Freehold

VIEWING: By appointment please through Chanin and Thomas 8 The Parade, Minehead, Somerset, TA24 5UF Telephone 01643 706666

EMAIL ADDRESS: minehead@chaninandthomas.co.uk

WEBSITE: www.chaninanthomas.co.uk

EPC AND FLOOR PLAN TO BE ADDED

