

Council Tax Band: F

Somerset. TA4. Tel/ 01643 703704

West Somerset Council, 20 Fore Street, Williton, Taunton,

Local Authority:

mains drainage, oil fired central heating.

Mains water with meter, mains electricity,

Services:

with vacant possession on completion.

The property is offered for sale freehold, by private treaty

Tenure:

GENERAL REMARKS AND STIPULATION

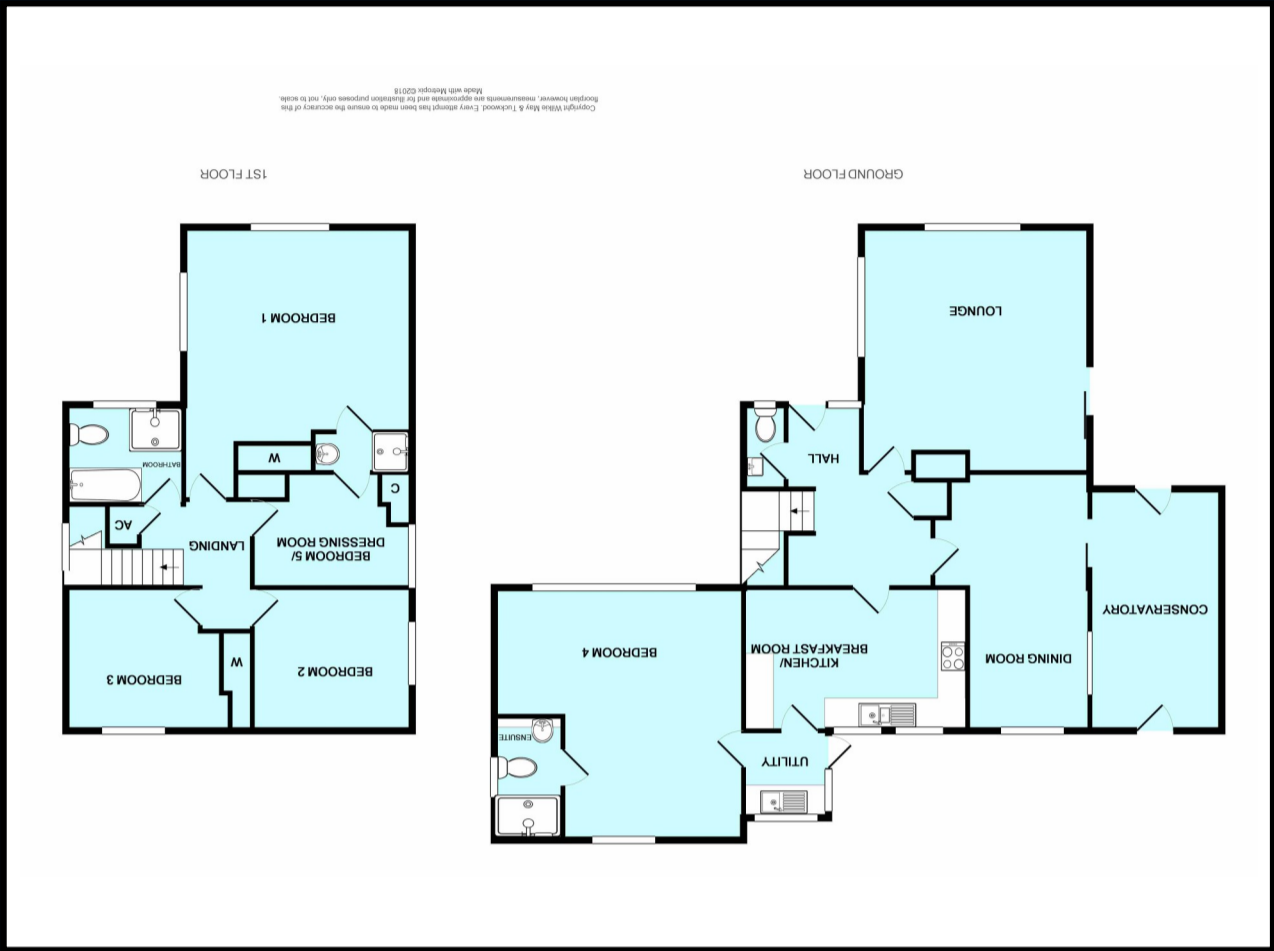
Guide Price: £485,000

Hurlstone Park,
Porlock | Somerset | TA24 8JB

IMPORTANT NOTICE Wilkie May & Tuckwood 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 purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations for use and occupation and other details inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility or expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared March 2014. point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any discrepancy between the measurements and the actual dimensions of the property, the measurements shall prevail. 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 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.

8. Financial Evaluation 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 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 PROPERTY MISDESCRIPTIONS ACT 1991** 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 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.





DESCRIPTION: An impressive and extended five bedroom detached country home situated on the outskirts of the sought after Exmoor National Park village of Porlock. The property benefits from oil fired central heating and double glazing throughout, a conservatory, ground floor bedroom with en-suite, off road parking, attractive gardens and wonderful views of Hurlstone Point and of National Trust farmland. The ground floor bedroom could provide annexe accommodation for an elderly relative if required.

The spacious accommodation comprises in brief: Entrance through front door into Entrance Hall with stairs to first floor, door to fitted Cloakroom, cloaks cupboard, doors to the Lounge, Dining Room and Kitchen/Breakfast Room and laminate wood flooring. The Lounge is a large, triple aspect room with windows to the front and side affording lovely views and sliding patio doors leading to the garden. There is also a radiator and wall mounted lpg gas fire. The Dining Room has a window to the rear, radiator and sliding doors into the Conservatory which has doors on either side into the garden. The Kitchen/Breakfast Room is fitted with a range of wall and base units, sink and drainer incorporated into work surface with integrated double electric oven with induction hob, integrated fridge and also separate integrated freezer, plumbing for dishwasher, two windows to the rear, radiator and door into the Utility Room. This room is fitted with a sink and drainer incorporated into work surface with space and plumbing for a washing machine, door to the garden, two windows and door into the ground floor Bedroom. Bedroom 4 is a double aspect room with windows to the front and rear and door into a partially tiled en-suite Shower Room.

To the first floor there is a landing area with window to the side, airing cupboard, access to the roof space and doors to the remaining Bedrooms and Bathroom. Bedroom 1 is a double aspect room with windows to the front and side and door into a Jack and Jill en-suite Shower Room fitted with a shower and wash hand basin. Bedroom 5/Study/Dressing Room is currently used as a Dressing Room to the Master Bedroom and is fitted with a range of built-in wardrobes and book case, radiator,

window to the side and door into the Jack and Jill Shower Room. Bedroom 2 has an aspect to the side and radiator and Bedroom 3 has an aspect to the rear, fitted wardrobe and radiator. The Bathroom is fitted with a superb four piece suite comprising bath, separate shower cubicle, wc and inset wash hand basin.

Outside there is driveway leading to the property providing for off road parking. The remainder of the front garden comprises mature flower borders. To the side of the property there is a patio area accessed from the Lounge and Conservatory. The rear country style garden is predominately laid to lawn with various attractive seating areas, a pergola, patio area, shed, tool shed and oil tank for the central heating.

SITUATION: The property is located on the edge of the popular village of Porlock which is a thriving, traditional village with excellent local amenities, a church, school and doctor's surgery. The property is conveniently situated to take advantage of Exmoor's woodland and moorland walks which surround it, horse back riding and the beautiful beaches close by.

DIRECTIONS: From our office in Park Street turn left and proceed out of Minehead and on to the A39 towards Porlock. Just before the village of Porlock you will see a sign on the right hand side for the village. Take the right hand turn immediately before the Porlock sign into Old Lane. Follow this along for approximately half a mile where the property will be found on the left hand side.



A spacious five bedroom detached country home with off road parking, gardens and wonderful views situated on the outskirts of the sought after Exmoor National Park village of Porlock.
An internal viewing of this property is highly recommended to fully appreciate the accommodation offered.

ACCOMMODATION [All measurements are approximate], **ENTRANCE HALL, CLOAKROOM, LOUNGE** 15'6" (4.72m) x 16'6" (5.02m)
DINING ROOM 17'6" (5.33m) x 8'4" (2.54m) **CONSERVATORY** 16'3" (4.95m) x 9'2" (2.79m) **KITCHEN/BREAKFAST ROOM** 15'1" (4.59m) x 9'11" (3.02m)
UTILITY ROOM, BEDROOM FOUR 17'2" (5.23m) max. 11'6" (3.50m) min. x 16'9" (5.10m) **EN-SUITE,**
FIRST FLOOR LANDING, BEDROOM ONE 15'6" (4.72m) x 14'5" (4.39m) **JACK AND JILL SHOWER ROOM,**
BEDROOM FIVE/STUDY/DRESSING ROOM 11'9" (3.58m) x 6'4" (1.93m) min. to fitted wardrobe **BEDROOM TWO** 11'9" (3.58m) x 9'5" (2.87m)
BEDROOM THREE 10'9" (3.27m) min. to fitted wardrobe x 9'9" (2.97m) **BATHROOM**