

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 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 of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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 June 2023. 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 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 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.

GENERAL REMARKS AND STIPULATION
Tenure: The property is offered for sale freehold by private treaty.
Services: Mains water, electricity, and drainage, Rayburn heated water tank and electric heating.
Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE
Property Location: //hedgehog.avestruck.kill
Council Tax Band: C



High Street
 PORLOCK, TA24 8PS
 £335,000 Freehold

			N/A
5	3	1	EPC

Wilkie May & Tuckwood

Floor Plan



WM&T

Description

A five double bedroom Grade II listed former Inn which has been owned by the same family since the 18th Century situated in the heart of the sought-after Exmoor National Park village of Porlock. The property retains many original features and does benefit from oil fired central heating but is in need of extensive renovation.

In addition to the property itself, there is an extensive array of outbuildings and garages which could be converted into an annex or holiday accommodation subject to necessary planning consents.

- Central village location
- Off road parking
- Extensive array of outbuildings
- In need of modernization throughout
- NO ONWARD CHAIN



THE ACCOMMODATION COMPRISES IN BRIEF: ENTRANCE HALL with doors to all principal rooms and stairs to the first floor.

There is a SITTING ROOM, STUDY and DINING ROOM all with aspects to the front.

There is also a KITCHEN with oil fired Rayburn for central heating, hot water and cooking, a UTILITY ROOM, LARDER and WC.

FIRST FLOOR LANDING: with doors to the Bedrooms and Bathroom.

BEDROOMS: three with aspects to the front and two to the rear.

BATHROOM: with fitted suite.

OUTSIDE: To the side of the property there is access to a good-sized enclosed cobbled courtyard providing off road parking along with an extensive array of outbuildings to include four lock-up garages, a two storey former coach house, a two storey stable, brick built garage/store, log store and integral store area attached to the house.

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