

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



ARD NA MARA

Redway, Porlock, Minehead, Somerset TA24 8QQ



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A stunning four double bedroom detached property situated on the outskirts of the sought-after Exmoor National Park village of Porlock.

This lovely property benefits from Exmoor oak parquet flooring in the entrance hall and hallway and Exmoor oak flooring throughout the remainder of the ground floor, Exmoor oak doors on the ground floor with forged handles, two large reception rooms in addition to a large kitchen dining room, two ground floor bedrooms with separate bath and shower rooms, an en-suite to the first floor master bedroom, oil fired central heating and double glazing throughout, a double garage with additional off-road parking, a large garden with woodland extending to 2.5 acres and spectacular views of Porlock Beach, Salt Marsh and sea.

Internal viewing is highly recommended to appreciate the spacious accommodation offered.

ACCOMMODATION



The spacious accommodation comprises in brief: entrance through front door into, ENTRANCE HALL – with Exmoor oak parquet flooring

LIVING ROOM – good-sized room with box bay window to the front with lovely views and stairs rising to the first floor. A door leads through to the, FAMILY ROOM – a large, triple aspect room with windows to the front, rear and side and patio doors leading out to a balcony patio area above the garages. There is also an attractive feature fireplace with inset wood burning stove.

KITCHEN DINING ROOM – another large room with two windows to the front to take full advantage of the views and window to the side. The kitchen area is fitted with a unit incorporating storage space with wine rack, hob and extractor hood over, a range of base units with integrated appliances to include a dishwasher and washing machine and incorporating a sink and drainer, a tall unit incorporating a double oven and a separate larder. There is also ample space for a large dining table. A door leads to a, PORCH - with window to the side and door to the garden.



BEDROOM TWO – a large room with window to the rear.

BEDROOM THREE – another large room also with an aspect to the rear.

BATHROOM – with oak flooring, fitted suite and window to the rear.

SHOWER ROOM – with oak flooring, fitted suite and window to the rear.

FIRST FLOOR LANDING – a large landing area with window to the rear and doors to,

MASTER BEDROOM – a lovely large room with windows to the front and rear to take full advantage of the views, eaves storage and door to,

BATHROOM – with cast iron roll top bath.

BEDROOM FOUR – another double aspect room with lovely views and eaves storage.



OUTSIDE

OUTSIDE: The property is approached over a driveway providing off road parking for several vehicles leading to the DOUBLE GARAGE with additional internal entrance to a useful workshop. Alongside the garage, steps lead up to the front door. There is also a cantilevered seating area positioned to take full advantage of the wonderful views with summer house close by. The remainder of the formal garden is attractively terraced with areas laid to lawn with flower and shrub borders. Behind the property there is an extensive mixed woodland area.

SITUATION: Porlock is a very attractive village famous for its hill. The village is a thriving community and popular tourist location and has a good range of shops, pubs and restaurants together with a doctors' surgery, all within walking distance of the property. The village is surrounded by the beautiful countryside of the Exmoor National Park. Minehead with its excellent facilities is five miles away and Taunton the County town with its motorway and main rail links is 27 miles away.

Directions: What3Words: [///station.shrubbery.prefect](https://www.what3words.com/#!/station.shrubbery.prefect)

ACCOMMODATION

(all measurements are approximate)

ENTRANCE HALL

LIVING ROOM 12'8" (3.66m) x 16'5" (4.99m)

FAMILY ROOM 11'9" (3.59m) x 24'6" (7.46m)

KITCHEN DINING ROOM 25'6" (7.78m) x 13'3" (4.05m)

SIDE PORCH 3'7" (1.10m) x 15'9" (4.80m)

BEDROOM TWO 13' (3.97m) x 13' (3.97m)

BEDROOM THREE 10'11" (3.34m) x 12' (3.66m)

BATHROOM 9'9" (2.97m) x 8'8" (2.65m)

SHOWER ROOM 7'1" (2.15m) x 8'8" (2.65m)

FIRST FLOOR LANDING

MASTER BEDROOM 20'10" (6.35m) x 17'6" (5.33m)

EN-SUITE BATHROOM 8'2" (2.50m) x 9'1" (2.77m)

BEDROOM FOUR 12'9" (3.90m) x 15'5" (4.70m)

DOUBLE GARAGE 16'9" (5.10m) x 15'8" (4.76m)

WORKSHOP 18'9" (4.80m) x 8'1" (2.46m)

GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water and electricity are connected. Sewage treatment plant. Oil fired central heating.

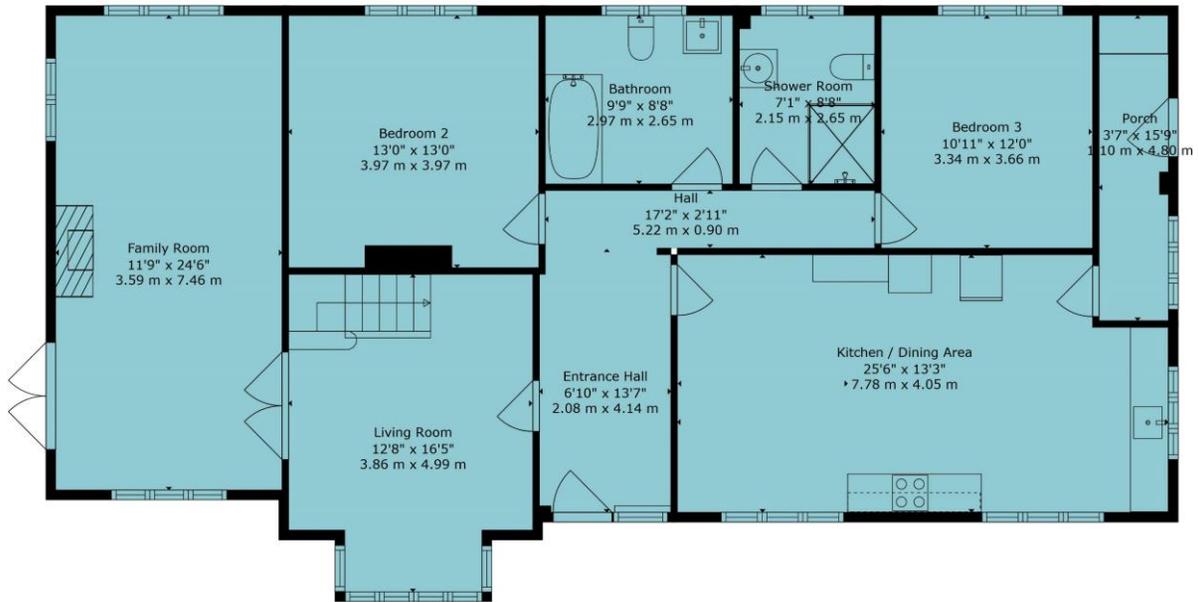
Council Tax Band: E

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 53 Mbps download and 8 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: Very low risk **Rivers and the Sea:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk>

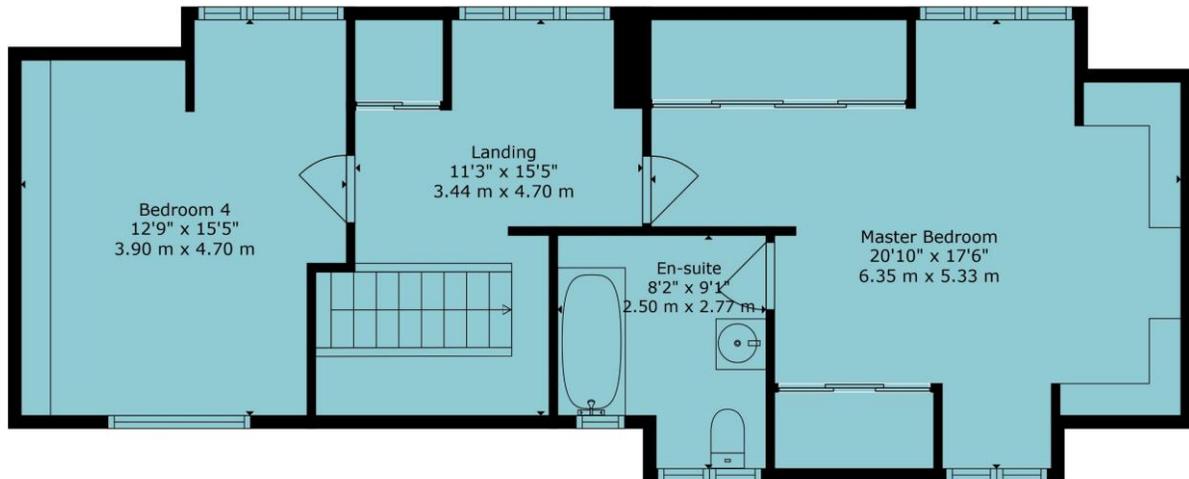
Planning: Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

FLOORPLAN



TOTAL: 1913 sq. ft, 177 m2
 FLOOR 1: 1328 sq. ft, 123 m2, FLOOR 2: 585 sq. ft, 54 m2
 EXCLUDED AREAS: DINING AREA: 118 sq. ft, 11 m2, PORCH: 50 sq. ft, 5 m2, LOW CEILING: 26 sq. ft, 2 m2,
 EAVES STORAGE: 103 sq. ft, 10 m2

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



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GUIDE PRICE: £875,000



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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.

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