

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



ROSEBANK HOUSE

High Street, Porlock, MINEHEAD, Somerset TA24 8PY



ROSEBANK HOUSE

An imposing and very attractive six-bedroom detached house situated in the heart of the sought after Exmoor National Park village of Porlock. The property is currently run as a successful bed and breakfast business. The present owners have obtained planning permission to use the property as a residential dwelling.

Other benefits include oil fired central heating throughout, two/three reception rooms, a beautifully fitted and updated kitchen/dining room, a useful cellar, a double garage with off road parking, a garden and lovely views towards the coast.

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

ACCOMMODATION



The accommodation comprises in brief:
front door into a,

STUDY/RECEPTION – with windows to the front and side and door into the

HALLWAY – with stairs to the first floor and doors to all principal rooms.

DINING ROOM – another large room with bay window to the front and cast-iron fireplace with attractive arched display niches on either side.

LOUNGE – an attractive room with large bay window to the side, French doors to the veranda and very attractive cast-iron fireplace.

KITCHEN DINER – a very spacious triple aspect room with the kitchen area fitted with a modern range of cream wall and base units, sink and drainer incorporated into wooden work surface with tiled surrounds, integrated appliances to include a microwave, range cooker with extractor hood over, fridge freezer and dishwasher. From the kitchen a door leads to a fitted,

UTILITY ROOM – which also houses the oil-fired boiler and has a door to a fitted WC.

From the dining area there is open access to a, SUNROOM – which has a velux window and bi-folding doors to the garden.



FIRST FLOOR LANDING – with large stained-glass window to the side, storage cupboard, stairs to the second floor and doors to four of the bedrooms.

BEDROOM ONE – a large double aspect room with bay window to the front with lovely sea views, window to the side and en-suite shower room.

BEDROOM TWO – double aspect room with windows to the front and side, lovely sea views and en-suite shower room.

BEDROOM THREE – window to the rear and en-suite shower room.

BEDROOM FOUR – window to the rear and en-suite shower room.

SECOND FLOOR LANDING – with doors to all rooms.

BEDROOM FIVE – window to the side, some restricted head height, fitted wardrobe and dressing area leading to an en-suite shower room with eaves storage and velux window.

BEDROOM SIX – window to the front with sea views, velux window, some restricted head height, fitted cupboard and en-suite shower room.

LINEN/LAUNDRY ROOM – with fitted shelving, velux window and some restricted head height.



OUTSIDE

The property stands in an elevated position above the High Street with stone walled front boundary, paved terrace and an attractive veranda. To the side there is a level area of garden laid to lawn with raised flower bed. To the rear there is a private garden area with brick paved patio and drying area. A shared access drive to the side gives access to the double garage and six parking spaces.

AGENTS NOTE: The property enjoys a vehicular and pedestrian right of way over the driveway leading from High Street.

SITUATION: Porlock is a charming village in the Exmoor National Park, where you can enjoy the beauty of the moorland, the coast, and the woodlands. 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 Exmoor National Park and Porlock Weir is just down the road with its harbour, pubs and restaurants. 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: [///mouths.pheasants.fools](https://www.what3words.com/#!/mouths.pheasants.fools)

ACCOMMODATION

(all measurements are approximate)

STUDY/RECEPTION 10'8" (3.26m) x 11'8" (3.55m)

DINING ROOM 13'6" (4.11m) x 15'8" (4.77m)

LOUNGE 15'9" (4.81m) x 15'6" (4.73m)

KITCHEN AREA 17'3" (5.26m) x 10'1" (3.08m)

DINING AREA 16'11" (5.16m) x 8'8" (2.65m)

UTILITY ROOM 7'4" (2.23m) x 8'6" (2.63m)

SUNROOM 14' (4.26m) x 8'5" (2.56m)

FIRST FLOOR LANDING

BEDROOM ONE 12' (3.67m) x 12'6" (3.81m) EN-SUITE SHOWER ROOM

BEDROOM TWO 9'1" (2.76m) x 13'10" (4.22m) EN-SUITE SHOWER ROOM

BEDROOM THREE 8'8" (2.63m) x 11'7" (3.54m) EN-SUITE SHOWER ROOM

BEDROOM FOUR 7'9" (2.36m) x 9' (2.75m) EN-SUITE SHOWER ROOM

SECOND FLOOR LANDING

BEDROOM FIVE 13'3" (4.04m) x 10'2" (3.11m) EN-SUITE SHOWER ROOM

BEDROOM SIX 8'11" (2.73m) x 13' (3.85m) EN-SUITE SHOWER ROOM

LINEN/LAUNDRY ROOM 13'4" (4.07m) x 6'6" (1.97m)

GENERAL REMARKS AND STIPULATIONS

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

Services: Mains water, electricity and drainage are connected. Oil fired central heating.

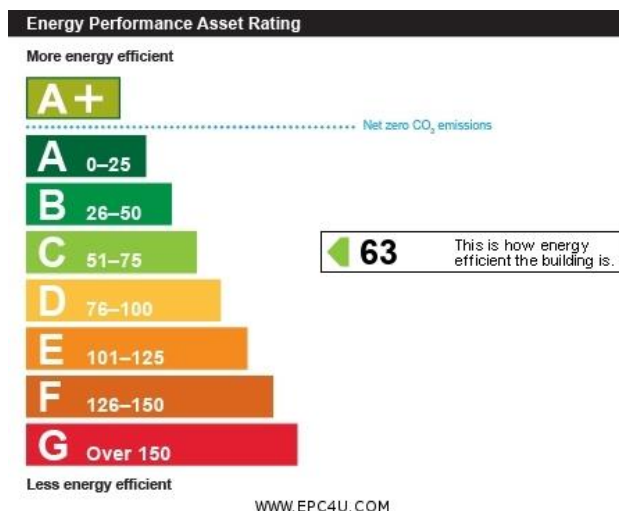
Council Tax Band:

Broadband and mobile coverage: We understand that there is likely mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

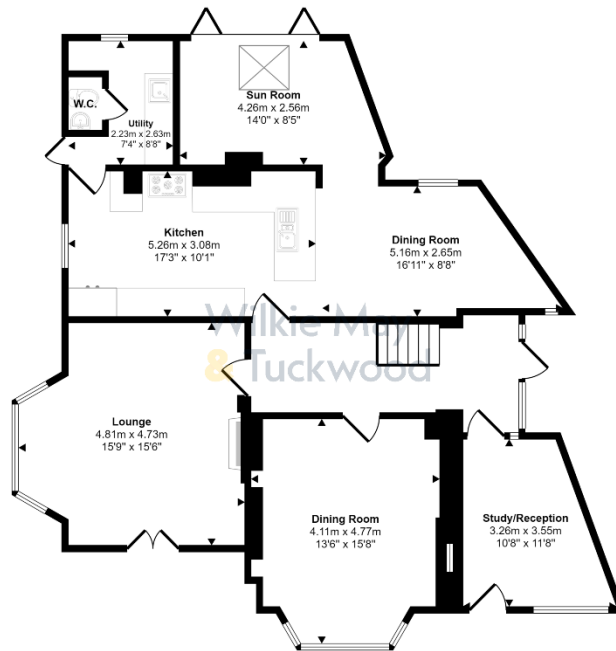
Flood Risk: Surface Water: Low risk **Rivers and the Sea:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on

<http://www.somersetwestandtaunton.gov.uk/asp/>



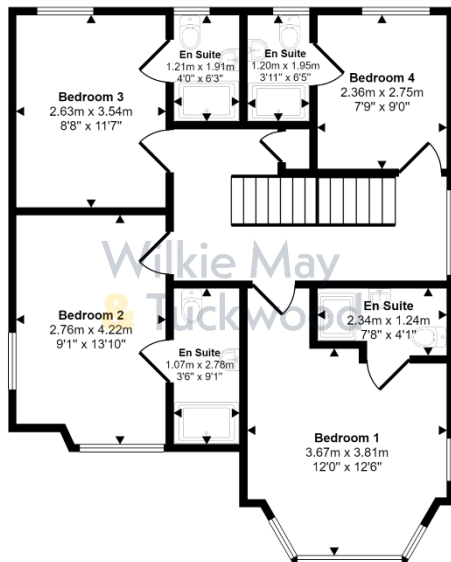
FLOORPLAN



Ground Floor
Approx 110 sq m / 1182 sq ft

Denotes head height below 1.5m

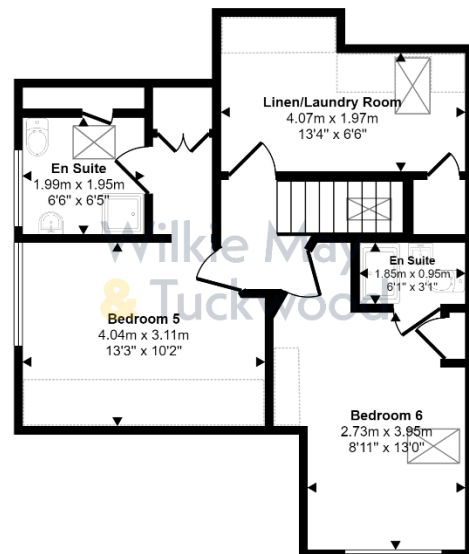
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 68 sq m / 729 sq ft

Denotes head height below 1.5m

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Second Floor
Approx 51 sq m / 547 sq ft

Denotes head height below 1.5m

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PRICE: OIRO £600,000



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