



Parsons Street, Porlock, Minehead, TA24 8QJ

welcome to

Hawkcombe Stream Cottage, Parsons Street, Porlock

Nestled beside Hawkcombe Stream and conveniently positioned in one of Porlock's most characterful lanes is this beautifully presented period home offering charm, tranquillity and easy access to all village amenities. The property blends traditional features with comfortable modern living.



Stable Front Door

Leading to

Entrance Hall

With tiled flooring, radiator, staircase rising to first floor landing with built in understairs cupboard, further built in cupboard, doors to

Lounge

14' 2" x 12' 2" + recess (4.32m x 3.71m + recess)
Double glazed window to front with window seat, two radiators, fitted carpet, exposed beams, deep recess fireplace with inset log burner set on stone hearth, wall light points, built in cupboards and shelving, door to

Garden Room

14' 3" x 5' 6" (4.34m x 1.68m)
Double glazed window to sides and rear, double glazed sliding patio door to rear garden, tiled flooring, radiator, wall light points, connecting door to entrance hall, door to cloakroom.

Cloakroom

Double glazed window to rear, low level WC, vanity wash hand basin with mixer tap and cupboard under, radiator, tiled flooring.

Kitchen

14' 5" x 9' 8" max (4.39m x 2.95m max)
A duel aspect room with double glazed windows to front and rear, tiled flooring, a range of fitted base and wall units, worktop surfaces, inset sink unit with mixer tap, space and plumbing for washing machine, plate rack, display cabinet, rangemaster cooker with cooker hood over, integrated fridge freezer, integrated dishwasher, radiator.

First Floor Landing

Double glazed window to rear, radiator, fitted carpet, built in cupboard.

Bedroom One

14' 8" max x 15' 1" max (4.47m max x 4.60m max)
A duel aspect room with double glazed windows to front and rear, fitted carpet, two radiators, fitted wardrobes, door to

Ensuite Shower Room

Double glazed window to side, a fitted suite comprising shower cubicle, pedestal wash hand basin, low level WC, extractor unit, vinyl flooring, heated towel rail, shaver point.

Bedroom Two

8' 11" x 8' 4" (2.72m x 2.54m)
Double glazed window to front, fitted carpet, radiator.

Bedroom Three

8' 2" x 6' 2" (2.49m x 1.88m)
Double glazed window to front, fitted carpet, radiator, built in cupboard, built in bed, access to roof space.

Bathroom

Double glazed window to rear, a fitted suite comprising low level WC, panelled bath with Victorian style mixer tap and shower attachment over, fitted shower screen, part tiled surrounds, radiator, pedestal wash hand basin, shaver point, vinyl flooring.

Outside

The property is approached via double gates leading onto a driveway offering off road parking for one vehicle. To the side of the driveway is a lawned garden with flower and shrub beds, gate and path leads to the rear of the property.

To the rear of the property is a patio area immediately off the garden room where the outside oil boiler and oil tank can be found. Steps then lead to a private raised patio 18'6" x 12'7" making an ideal area for alfresco dining whilst enjoying the sound of Hawkcombe Stream and comprises gravel beds with shrubs, outside power point and bordered by fencing.

Location

Tucked between the rugged coastline of West Somerset and the dramatic slopes of Exmoor National Park, Porlock is one of the region's most picturesque and sought-after villages. Known for its friendly community, historic charm, and exceptional natural surroundings, it offers the perfect blend of coastal living and countryside tranquillity. The traditional high street is lined with independent shops, cafes, pubs, galleries and local businesses, creating a warm and welcoming atmosphere year-round, retaining a strong sense of character and heritage.

A short car journey away is Porlock Weir, with its iconic harbour, waterside restaurants, and direct access to the South West Coast Path. To the west lies Bossington Beach, popular with walkers and nature enthusiasts, while the wooded valleys and moorland of Exmoor provide endless opportunities for hiking, cycling, riding, and wildlife spotting.

The village has excellent local amenities, including a primary school, community facilities, church. Whether appreciated for its natural beauty, outdoor lifestyle, or timeless charm, Porlock is a highly desirable location for full-time residents, second-home owners, and holiday guests alike.



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welcome to

Hawkcombe Stream Cottage Parsons Street, Porlock

- Sought-After Exmoor Village of Porlock
- Detached Period Cottage - Three Bedrooms
- Oil Fired Heating - Double Glazing - Period Charm Throughout
- Lounge - Garden Room - Private Enclosed Rear Garden
- Front Garden & Off Road Parking

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: E

£460,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106822 - 0002

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