



Bossington Lane, Porlock, Minehead, TA24 8HB

welcome to

Keepers, Bossington Lane, Porlock, Minehead

Coming to the market for the first time in approx.19 years is this beautifully presented detached three bedroom family residence enjoying a desirable location close to the coast and the countryside, offering access to the dramatic landscapes of Exmoor and the scenic surroundings of Porlock.



Oak Front Door

Leading to

Entrance Lobby

With Oak double glazed window to side, inset ceiling spotlights, tiled flooring with underfloor heating, Oak inner door leading to

Reception Hall

Oak flooring with underfloor heating, Oak staircase rising to the first floor landing with built in understairs cupboard, wall light points, Oak doors leading to

Lounge

17' 1" x 13' 3" max (5.21m x 4.04m max)

A triple aspect room with Oak double glazed windows to front and side, Oak double glazed patio doors to the conservatory, Oak flooring with underfloor heating, recess fireplace with inset woodburning stove on tiled hearth, wall light points.

Conservatory

8' 6" x 9' 10" (2.59m x 3.00m)

Double glazed windows to rear and side, double glazed patio doors to garden, light and power, tiled flooring with electric underfloor heating.

Kitchen/Dining Room

17' 1" x 13' 3" (5.21m x 4.04m)

A duel aspect room with Oak double glazed windows to front and rear, travertine tiled flooring with underfloor heating, wall light points, inset ceiling spotlights, a range of fitted Oak base and wall units, integrated dishwasher, marble worktop surfaces, inset one and one half bowl stainless steel sink unit with mixer tap, integrated double oven, inset electric hob with stainless steel cooker hood over, integrated fridge, centre island, TV point, telephone point, Oak door to

Lobby Area

With travertine tiled flooring with underfloor heating, cloaks hanging space, integral door to the double garage, open plan to

Utility Room

Double glazed window to rear, Oak stable door giving access to the rear garden, a range of fitted base units with worktop surfaces, inset stainless steel sink unit, space for tumble dryer, space and plumbing for washing machine, tiled splashbacks, Grant oil fired boiler, inset ceiling spotlights, travertine tiled flooring with underfloor heating, door to cloakroom.

Cloakroom

Double glazed window to side, wash hand basin, low level WC, part tiled surrounds, tiled flooring, inset ceiling spotlights.

First Floor Landing

Double glazed window to rear with window seat on the half landing, staircase continuing to first floor landing with fitted carpet, access to roof space, wall light points, underfloor heating, built in airing cupboard, doors to

Bedroom One

17' 1" x 13' 3" (5.21m x 4.04m)

A triple aspect room with double glazed windows to front, side and rear, fitted carpet, wall light points, underfloor heating, door to

Ensuite Shower Room

Double glazed to front, a fitted suite comprising shower cubicle, heated towel rail, low level WC, wash hand basin, extractor unit, inset ceiling spotlights, shaver point, tiled surrounds and flooring, underfloor heating.

Bedroom Two

16' 5" x 13' 5" (5.00m x 4.09m)

A duel aspect room with double glazed windows to side and rear, fitted carpet, wall light points, underfloor heating.

Bedroom Three

13' 4" x 7' 9" (4.06m x 2.36m)

Double glazed window to front, fitted carpet, underfloor heating.

Bathroom

Double glazed window to front, a fitted suite comprising panelled bath with mixer tap and shower unit over, fitted shower screen, low level WC, wash hand basin, tiled surrounds, tiled flooring with underfloor heating, heated towel rail, shaver point, inset ceiling spotlights, extractor unit.

Outside

The property is approached via a sweeping driveway leading to double five bar timber gates giving access to a tarmac driveway providing ample off road parking and access to the property, garage and gardens. To the side of the property is an area of laid to lawn and to the front is flower and shrub beds, mature trees, stepping stone path leading to a secret enclosed patio ideal for alfresco dining, outside water tap, fenced boundary to the front. To the other side of the property is a raised vegetable patch, garden shed and pathway leading to the rear garden.

To the rear of the property is a level landscaped garden comprising paved patio with gravelled areas ideal for alfresco dining, raised flower and shrub beds, laid to lawn area, timber archway covering the pathway leading to the rear of the garden, garden shed, outside water tap, raised patio seating area to the rear of the garden.

Integral Garage

17' 4" max x 13' 4" max (5.28m max x 4.06m max)

With electric up and over door, double glazed windows to side, light and power, fitted shelving, door to lobby area.

Location

The active village of Porlock is situated within the Exmoor National Park and forms a fine base from which to indulge in a variety of rural pursuits and providing the opportunity to explore the many attractions of West Somerset and North Devon. The village boasts a useful range of everyday facilities including Post Office, General Store, Cafes/Restaurant, Butchers, Public Houses, Primary School, Churches, Recreation Ground and local sports teams including Football, Cricket and Bowls. The sea is approximately two miles away at Porlock Weir and the larger seaside town and shopping centre at Minehead is about six miles distant.



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welcome to

Keepers, Bossington Lane, Porlock, Minehead

- Highly Sought-After Bossington Lane Area
- Close to Nearby Countryside Walks & Access to Porlock Village
- A Modern Detached Family Residence
- Three Bedrooms - Two Reception Rooms - Conservatory
- Oil Fired Central Heating - Double Glazing - Gardens & Double Garage

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: F

£625,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107778 - 0003

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