Broomstreet Cottage, Porlock, TA24 8JR

Exmoor Farmers Livestock Auctions Ltd

Cutcombe Market, Wheddon Cross, Minehead, Somerset, TA24 7DT. Tel: 01643 841841.

Email: exmoorfarmers@exmoorfarmers.co.uk. www.exmoorfarmers.co.uk

Broomstreet Cottage

Porlock, Minehead, Somerset

TA24 8JR

12 acres in total

Available by private treaty

Taunton 35 miles – Tiverton 35 miles –
Minehead 12 miles – M5 J24 37 miles

Outstanding rural location within the sought after Exmoor National Park

Three-bedroom traditional bungalow

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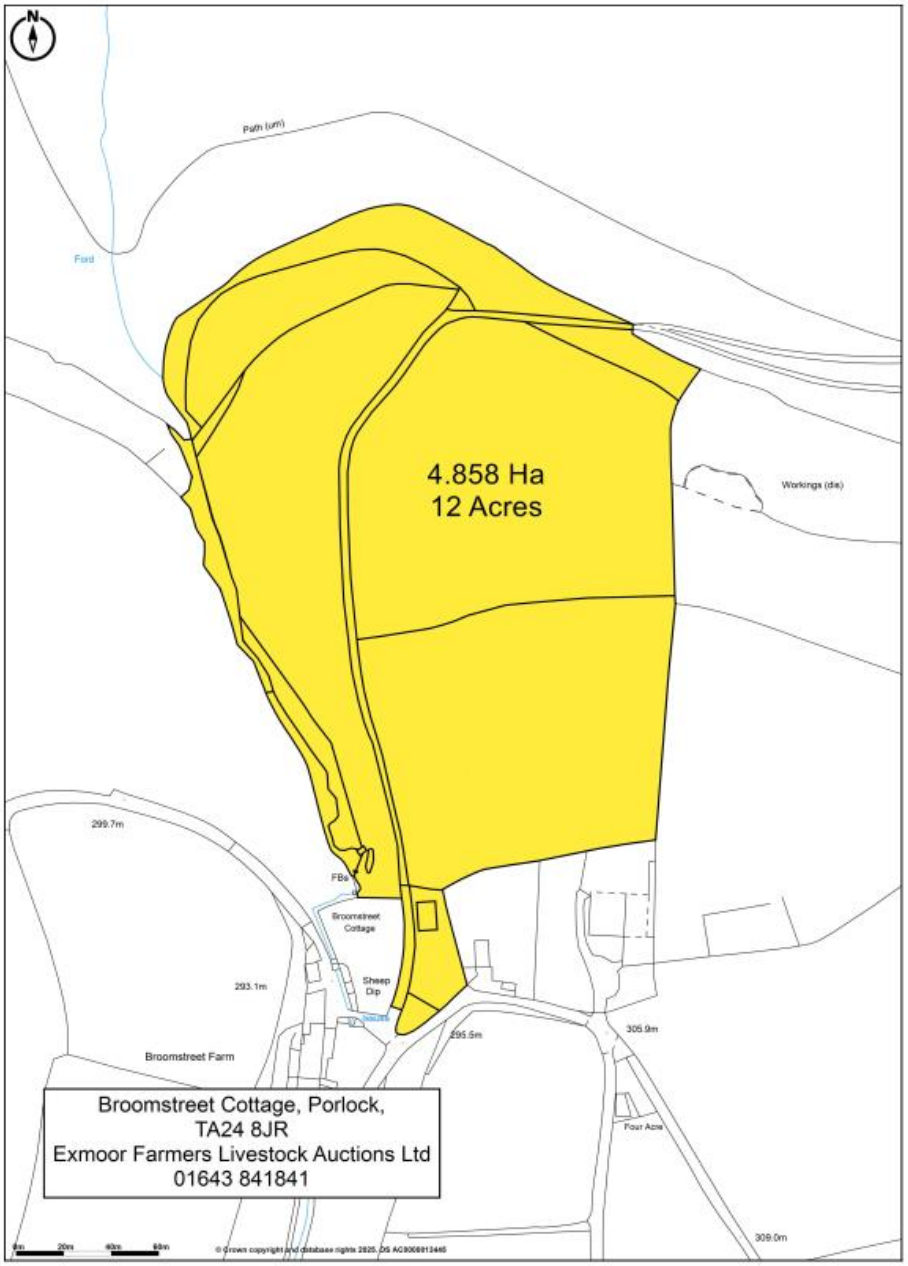
The Land

To the north side of the bungalow the 12 acres of pastureland overlooks the Bristol channel.

Outside

The spacious front garden leads towards an enclosed vegetable garden to the south of the property. To the rear of the bungalow is an area for parking and a second lawn boasting sea views.



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LANDMARK INFORMATION

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Situation

This property is situated on the north side of the picturesque Exmoor National Park. With panoramic views across the Bristol channel a short distance from the property.
Broomstreet Cottage lies just a 6 mile drive from the village of Porlock, with moorland and coastal views enroute. Other popular Exmoor villages and towns of Exford, Lynmouth, and Minehead are within easy reach offering a comprehensive range of facilities. A wide range of recreational and sporting opportunities are easily accessible throughout the Exmoor area.

Description

The property comprises Broomstreet Cottage a three-bedroom detached bungalow and 12 acres of pastureland positioned to the north of the bungalow. Broomstreet Cottage is accessed via a council-maintained road heading towards the Bristol channel. The traditional stone-built bungalow consists of a slate roof and central chimney with a brick-built extension to the north. The property offers scope for modernisation and improvement subject to necessary consents. To the west side, a small stream from a former pond area follows the western boundary in a northerly direction .

Accommodation

Enter the property through the front door which opens to a small entrance hallway with doors to the sitting room with an oil-fired Rayburn to the centre of the house and second double bedroom with fireplace.

The galley kitchen to the rear of the bungalow has fitted wall and base units running the length of the kitchen and door to the utility/3rd bedroom with wooden flooring.

The kitchen leads to the brick extension via a small hallway leading to the back door, the main bedroom with sea views, bathroom and separate W/C.

General remarks

Previous Planning Permission
In 1991 planning permission was granted by Exmoor Nation Park for an extension on the southern side of the property. The foundations were put in place, and the work was acknowledged to have commenced in 1995, but no further work has been carried out. A copy of the permission and plan can be inspected on request. Which includes the following condition the removal of the former extension to the north side of the building. Buyers to make enquiries with the local planning authority regarding the application's current status.

Tenure and possession
The property is offered for sale by private treaty with the benefit of vacant possession upon completion.

Services
The bungalow has the benefit of a shared private water supply, mains electricity, septic tank drainage, storage heaters and oil-fired Rayburn.

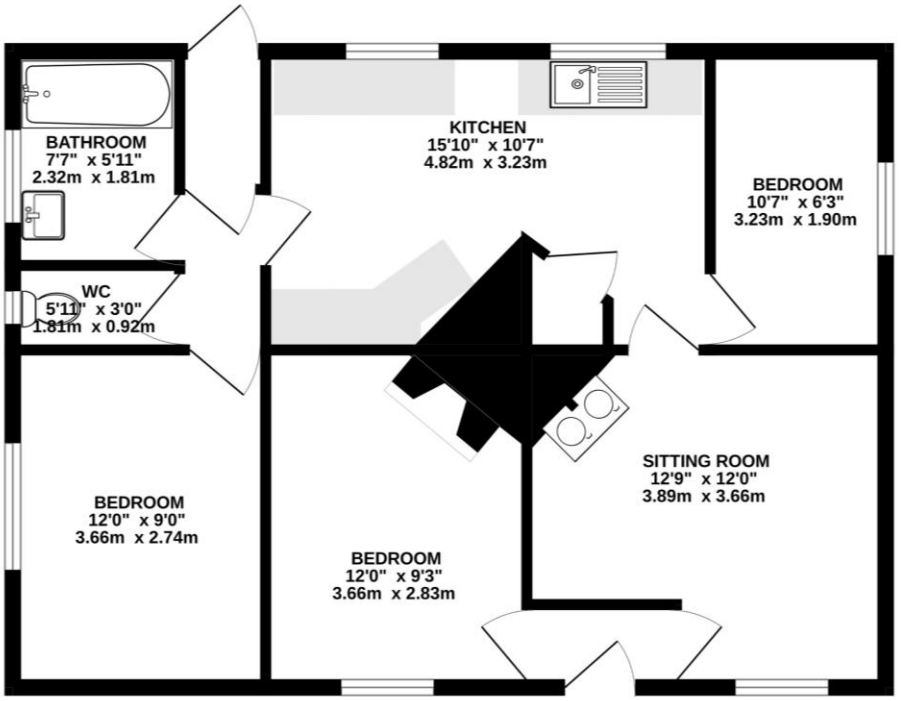
Rights of Way, Easements, Wayleaves etc.
The neighbouring property Twitchen has access via the track past Broomstreet cottage.

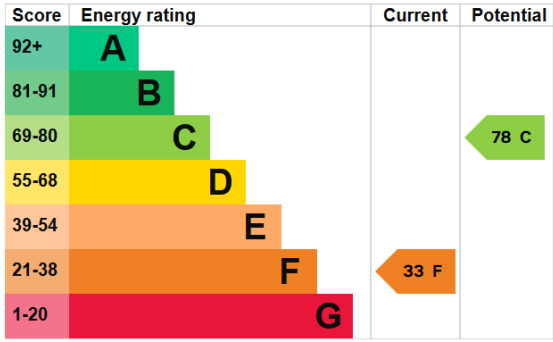
Outgoings
The local council tax on the bungalow is band B.

Local Authorities
Exmoor National Park Authority, Exmoor House, Dulverton, Somerset TA22 9HL.Tel: 01398 323665.

Viewings
Strictly by a prior appointment with the sole agents, Exmoor Farmers Livestock Auctions Ltd 01643 841841 or exmoorfarmers@exmoorfarmers.co.uk.

GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.





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