



Glen Lodge







Glen Lodge Hawkcombe

Porlock, Minehead, , TA24 8LN

Porlock Centre 0.4 miles. Porlock Weir 2 miles. Minehead 6 miles. Taunton 29 miles

A handsome Victorian Country house set in a wonderful elevated setting with two holiday cottages, delightful gardens, woodland and coastal views. EPC: House: Band F. Apple Store Band C, Council Tax Band A

- Wonderful Elevated Setting With Coastal Views
- Stunning Gardens and Grounds (1.57 Acres)
- Flexible Function Room and Gym
- Freehold
- Well Proportioned and Character Accommodation
- Two Successful Holiday Cottages
- Woodland and Orchard (22.3 Acres)
- EPC: House: Band F. Apple Store Band C

Guide Price £1,950,000

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SITUATION

Glen Lodge is beautifully situated in an elevated position enjoying fine coastal views over Porlock Bay. Standing in delightful grounds and adjoining woodland that complement the property there is immediate access to the surrounding countryside.

It is just a short walk from the village of Porlock, a lively community with an excellent range of everyday facilities to include a church, village hall, primary school, bowling club, health centre, independent shops, inns and restaurants. Porlock Weir has a small harbour and is a historic trading port, neatly positioned in a sheltered area of Porlock Bay. On the doorstep lie the wide-open spaces of Exmoor, accessed by endless bridleways and footpaths beloved of walkers, horse riders, hikers and birdwatchers. 6 miles away, lies the seaside town of Minehead with its extensive sandy beaches, and a host of shopping, sporting and entertainment amenities.

The County town of Taunton, which is 29 miles away, has extensive retail and commercial facilities, together with access to the M5 and a mainline station with fast trains to London. There are three independent schools, a theatre and the Somerset County Cricket Ground. The M5 motorway is within easy reach, with Junction 24 at Bridgwater being 33 miles to the north east or Junction 25 at Taunton being 31 miles away. Glen Lodge is ideally placed, being almost equidistant between Bristol and Exeter airports, both offering excellent domestic and international flights. Educational establishments in the area and county are superb with a wide range of independent schools nearby. These include near Taunton, Kings Hall preparatory school, Kings and Queens in Taunton and Taunton School. At Tiverton there is Blundells School, Wellington School at Wellington.

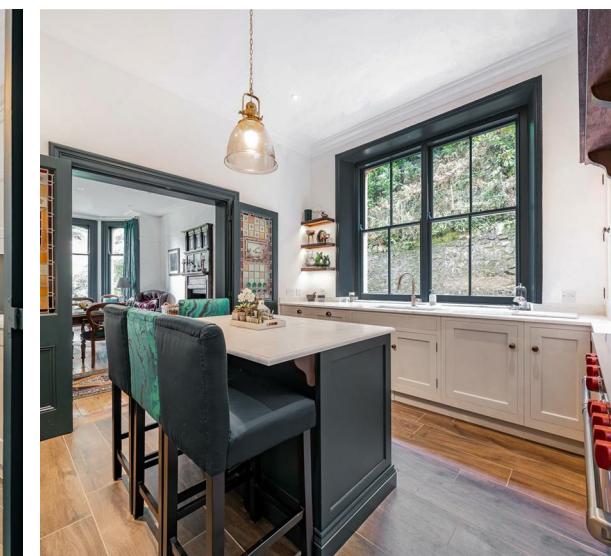
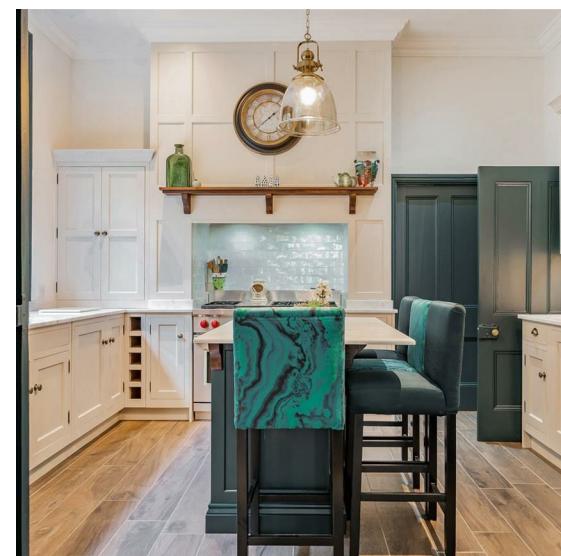
DESCRIPTION

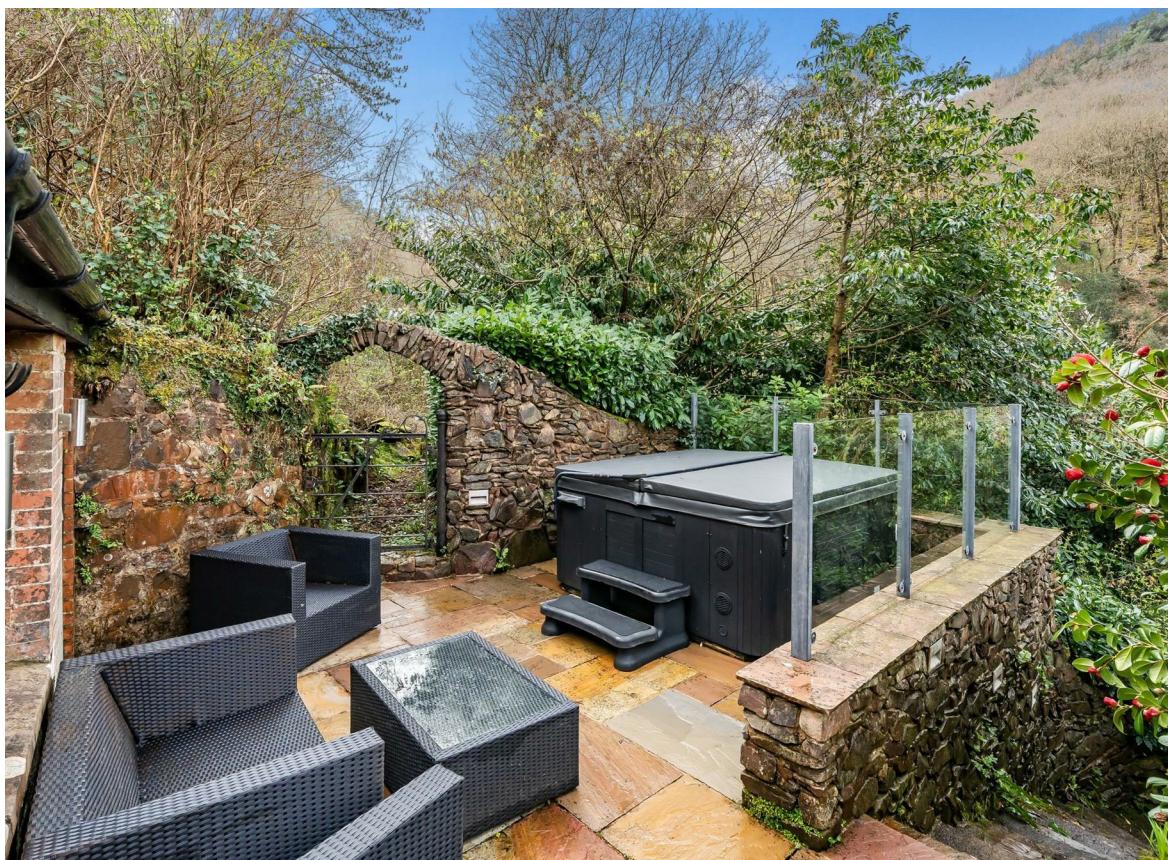
Glen Lodge is a commanding home built in 1886 and benefits from the elevated position. It was originally home to the local Exmoor tanner but later it was home to Captain Collins who trained the British Olympic Equestrian Team and some of the horses were stabled at Glen Lodge. The property has retained many of its original features including stained glass windows, fireplaces, tiled and parquet flooring. Stunning coastal views are enjoyed from the primary rooms. It is complemented by its surrounding meticulously landscaped gardens, woodland, 2 successful holiday lets and a function room/gym.

ACCOMMODATION

The covered porch leads into entrance hall/living room with fireplace inset with a wood burning stove, parquet flooring and a fitted bookcase. The inner hallway with mosaic tile floor and stairs to the first floor leads on into the principle rooms. The drawing room is a generously proportioned room with parquet flooring, a feature fireplace, double aspect with two large windows from which to enjoy the views from. The dining room is an elegant room with a large bay window, timber flooring, fireplace inset with a wood burner and doors to the kitchen. The kitchen which has recently been refurbished with a bespoke range of units including a central island, an integral dishwasher, microwave, 2 fridges, a range, minerva worktops and porcelain flooring with under floor heating. Further accommodation on the ground floor include a study, a useful utility room, a pantry, a boot room and a shower room.

On the first floor there are three double bedrooms all with en suites. The master bedroom is a delightful room with stunning views of the bay, a dressing room and an impressive spacious en suite with jacuzzi bath, shower, WC, wash basin and under floor heating. On the second floor there are three further double bedrooms, one with en suite, plus a bathroom and a shower room.





The converted old stables now provides a superb function room, a kitchen, a gym with bi folding doors, showers and two WC's. There is also a store room housing the boiler and water tank and a large garage, both accessed from the courtyard. On the upper level accessed from the garden side are two well appointed holiday let cottages, Apple Store and Grooms Loft. Both cottages have open plan living areas, a double bedroom, a shower room each and Apple Store has an additional single bedroom. Each cottage has its own outside decking area. These cottages provide additional income and accounts can be given upon request.

OUTSIDE

Glen Lodge occupies a truly stunning position within its own beautifully landscaped gardens and grounds and is accessed by a delightful entrance driveway which provides a sense of arrival to the front of the house with plenty of space to park vehicles. There is an abundance of shrubs and trees including Azaleas and Rhododendrons, which are a magnificent sight in the spring. A couple of streams cascade down through the gardens providing a truly magical feeling to the gardens. There is a secluded terrace which houses the hot tub and seating area, a further decking area from which to sit and enjoy the views, lawned areas and a kitchen garden. Below the woodland is an apple orchard which comprises of about eighty fruit trees. A network of paths run through the gardens and terraces and a footpath passes up through the 21 acres of private fenced woodland to access the countryside beyond.

SERVICES

Mains electricity, water and drainage. There is also a private spring fed reservoir supply for the garden. Ofcom predicted broadband services - Standard 18 Mbps download 1 Mbps Upload. Ofcom predicted mobile coverage for voice and data: Internal - EE, Three & O2. External - EE, Three, O2 and Vodafone. Heating: Oil fired central heating, radiators and underfloor heating. Local authority: Somerset West and Taunton Council.

COUNCIL TAX

House and Stable Building: Band A

WAYLEAVES

This property is sold subject to any wayleaves and easements whether mentioned in these particulars or not.

AGENTS NOTE

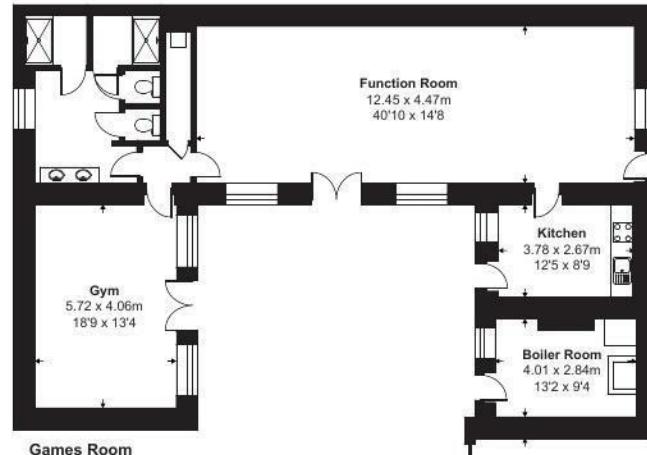
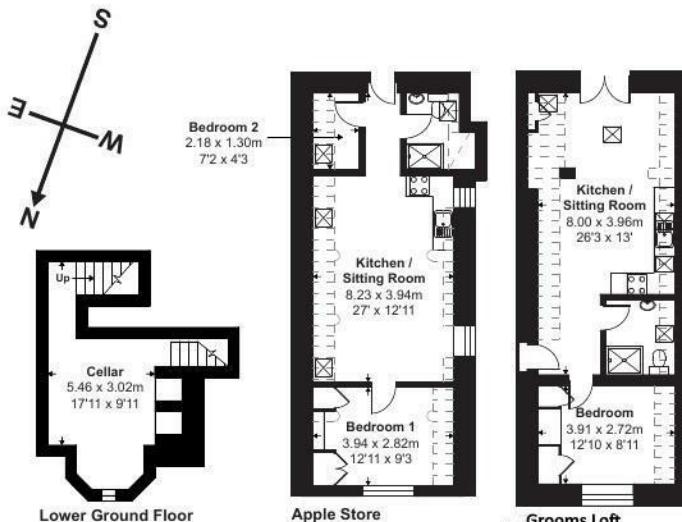
There are two well screened public footpaths on the property providing wonderful access to the surrounding countryside. Glen Lodge is situated within a conservation area.

DIRECTIONS

Take the A358 from Taunton to Williton and join the A39 to Porlock. Turn left by Porlock Church into Parson Street. After half a mile turn left over a small bridge and Glen Lodge drive will be directly ahead.

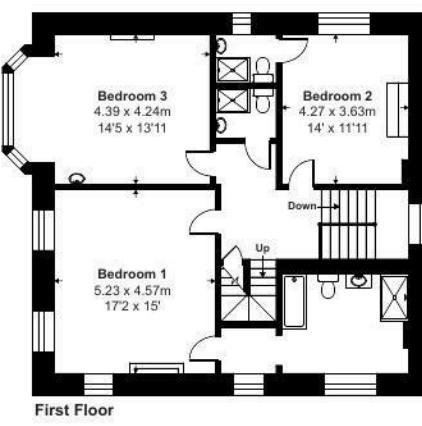
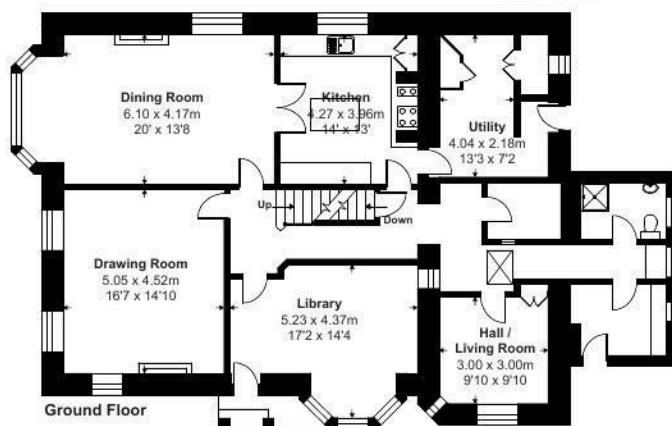
WHAT3WORDS

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Approximate Area = 3861 sq ft / 358.6 sq m (excludes boiler room)
 Limited Use Area(s) = 277 sq ft / 25.7 sq m
 Garage = 255 sq ft / 23.6 sq m
 Games Room = 1243 sq ft / 115.4 sq m
 Apple Cottage = 386 sq ft / 35.8 sq m
 Games Loft = 357 sq ft / 33.1 sq m
 Total = 6379 sq ft / 592.6 sq m
 For identification only - Not to scale

Denotes restricted head height



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2024.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F		27
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



