



Conifer House



Conifer House West

, Minehead, Somerset, TA24 8NX

Porlock 1 mile. Porlock Weir and Beach 1 mile. Minehead 6 miles. Lynton 13 miles

A rare opportunity to acquire part of a magnificent former manor house, occupying an elevated position with outstanding coastal views. Offering five bedrooms, delightful gardens, and ample parking, the property enjoys an enviable edge-of-village setting. With charm, space, and excellent income potential. EPC: F.

- Stunning coastal views
- Ample parking
- 5 bedrooms
- Council Tax: E.
- Elevated position
- Kitchen/breakfast room
- Delightful gardens
- Freehold

Guide Price £500,000

SITUATION

This impressive property is situated on the north coast of Somerset within the Exmoor National Park with views across the Bristol Channel to Wales in the distance. With access from the garden to the oak woodlands behind that are crossed by the Coleridge Way footpath to the open expanses of Exmoor. Conifer House is very well positioned to be enjoyed as a family or holiday home.

Within walking distance from the property, the picturesque small harbour at Porlock Weir is just to the west and is an historic trading port, neatly positioned in a sheltered area of Porlock Bay. Porlock village to the east has good local facilities, a lovely primary school and is a delightful thriving community.

The well known Victorian coastal resort of Minehead is also within easy reach, offering a wider range of attractions and facilities such as banks, doctors and dentists.



DESCRIPTION

Originally constructed in 1922 as the manor house for the distinguished Blathwayt family, this impressive residence was later thoughtfully divided into three individual dwellings. Occupying the central portion, Conifer House enjoys an enviable position overlooking beautifully maintained gardens with views stretching towards the sea.

Built in traditional style, the property boasts high ceilings and generously proportioned windows, creating a wonderfully bright, spacious, and airy interior throughout.

This charming home seamlessly combines timeless elegance with modern practicality, all while being ideally situated within easy reach of both the coastline and surrounding moorland.

ACCOMMODATION

The well-appointed accommodation at Conifer House is arranged over three floors, offering both flexibility and generous living space throughout. On the ground floor, the property features a welcoming sitting room together with an open-plan kitchen/breakfast room, complete with stone flooring, fitted units, and a glazed door opening onto the patio area. A conveniently located cloakroom also serves this level.

The first floor provides three bedrooms, comprising a spacious double bedroom, a further small double, and a twin room. This floor is also served by a family bathroom, a separate shower room, and an additional WC. Occupying the second floor are two further bedrooms, including a single room and an impressive dual-aspect double bedroom enjoying stunning coastal views, together with a further bathroom. Leading from the ground floor hallway, a staircase descends to a substantial cellar with excellent head height, providing valuable storage space and further potential, subject to any necessary consents.

OUTSIDE

The front door steps lead down to a large paved patio and then down to a level lawn from which to enjoy the tranquillity of the surroundings. The driveway at the front provides private parking for several cars. To the rear of the property there is a small patio and an outside utility room/store. The delightful garden at the rear rises towards the woodland behind. There is access directly from the property to extensive coastal footpaths, including the renowned Coleridge Way.

VIEWING

Strictly by appointment with the agents please.

DIRECTIONS

From Minehead follow the A39 to the main street of Porlock. Turn right at the Visitor Centre towards Porlock Weir and on entering West Porlock, Conifer House will be found through a stone gateway on the left.

WHAT3WORDS

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		33	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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