



Wheelhouse Gallery

PORLOCK, MINEHEAD

Carter Jonas

WHEELHOUSE
GALLERY
HIGH STREET
PORLOCK
MINEHEAD
SOMERSET
TA24 8PY

Detached property with
flexible accommodation.
Would make an ideal
holiday let in the centre of
this popular tourist village.

Ground floor shop with first floor retail
area with potential plus self-contained 2
bedroom flat over first and second floor
with its own entrance.

Carter Jonas



LOCATION

The Wheelhouse Gallery is located in the centre of the village of Porlock which is a popular tourist destination in West Somerset and is within Exmoor National Park. Minehead (6 miles) is home to the West Somerset Steam Railway which is a popular tourist attraction within the area.

The property is ideally situated to explore Exmoor National Park with its high open moorland such as Dunkery Beacon and its dramatic sea cliffs near Lynmouth plus the West Somerset Coastline including the picturesque former fishing village of Porlock Weir and the harbour town of Watchet. Dunster (8 miles) is a popular tourist attraction as a picturesque medieval village with original yarn market and National Trust Castle.

Minehead is known as the gateway to Exmoor and offers a full range of amenities and facilities including supermarkets and a secondary school. Taunton being the county town of Somerset is 29 miles to the South East and gives direct access to the M5 motorway at J25 and has a mainline railway station with London Paddington service.

PROPERTY

Wheelhouse Gallery is a three storey period property in the centre of Porlock and has great potential to be used for a variety of purposes due to its flexible accommodation. Currently the ground floor gallery with its first floor retail area could be used as a shop or a café premises and the two bedroomed self-contained flat has its own access and could be incorporated into the rest of the property to make one residential dwelling or two flats, subject to gaining the necessary consents.

Porlock is a tourist destination and the property could be converted into 1 large holiday let or into two holiday letting apartments. The village has a vibrant community spirit and shops that sell almost everything

Outside there is a forecourt area to front with parking for 1/2 vehicles with potential to be used for outside seating.

In addition by separate negotiation there is an industrial unit with parking for 1 further vehicle at a guide price of £50,000 which is only available in conjunction with the Wheelhouse Gallery.

Retail premises

Ground floor:
Shop – 7.84m x 3.05m (25'72 x 10'0)
Kitchen/store – 3.29m x 2.90m (10'7 x 9'5)
WC facilities.

First floor:
Retail area – 4.09m x 3.09m (13'42 x 10'10)

Self-contained apartment

Ground floor:
Hall
Office – 3.70m x 2.09m (12'14 x 6'86)

First floor:
Landing
Kitchen – 3.65m x 3.32m (11'97 x 10'89)
Bathroom
Sitting room – 3.69m x 3.28m (12'11 x 10'76)

Second floor:
Landing
Bedroom 1 with limited eave height in part – 4.94m x 2.85m (16'21 x 9'25)

Bedroom 2 with limited eave height in part – 4.81m x 4.78m (15'78 x 15'68)

Outside:

Forecourt to front with parking for 1/2 vehicles.

Store with original mill wheel believed to date back to the 1890's – 5.22m x 1.95m (17'13 x 6.39)

Unit 7 The Old Tannery, High Street,
Porlock, Minehead, Somerset, TA24 8PY

Single storey industrial unit 9.67m x 5.08m (31'72 x 16'66) with a minimum eave height of 2.82m (9'25) and maximum of 4.60m (15'09) with a concrete floor, fluorescent lighting, WC facility, electricity and water.

Accessed via a double pedestrian door 2.33m x 2.11m (7'64 x 6'92).

Outside there is 1 allocated parking space.

METHOD OF SALE

The property is offered by private treaty.

TENURE

The freehold interest is available at a guide price of offers in excess of £300,000 and in addition by separate negotiation is the industrial building which is offered at a guide price of £50,000.

VIEWINGS

Strictly by appointment with agents Carter Jonas.





TAUNTON LEISURE

01823 428 858 | tauntonleisure@carterjonas.co.uk

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.



carterjonas.co.uk
Offices throughout the UK

Carter Jonas