



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.



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

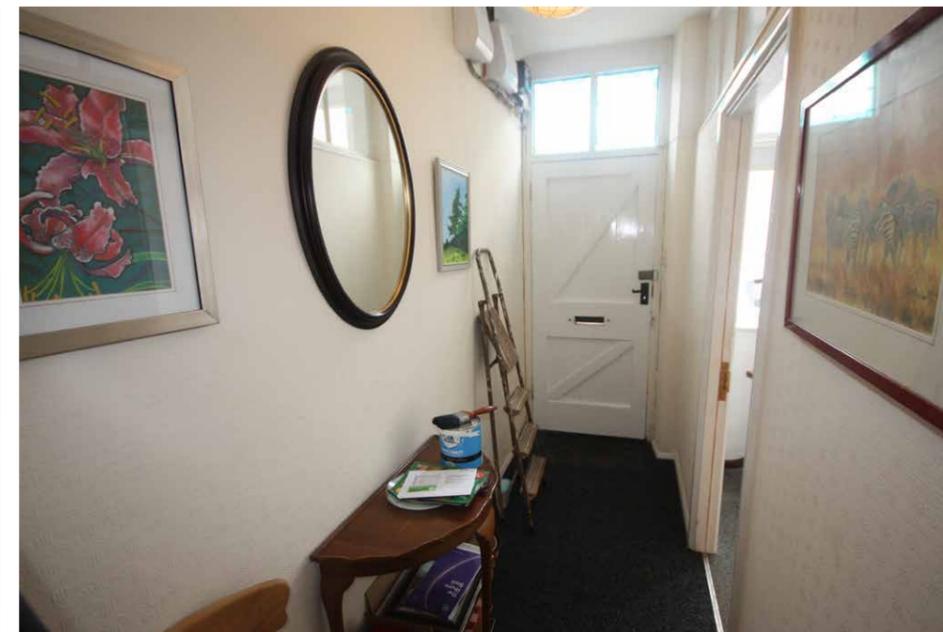
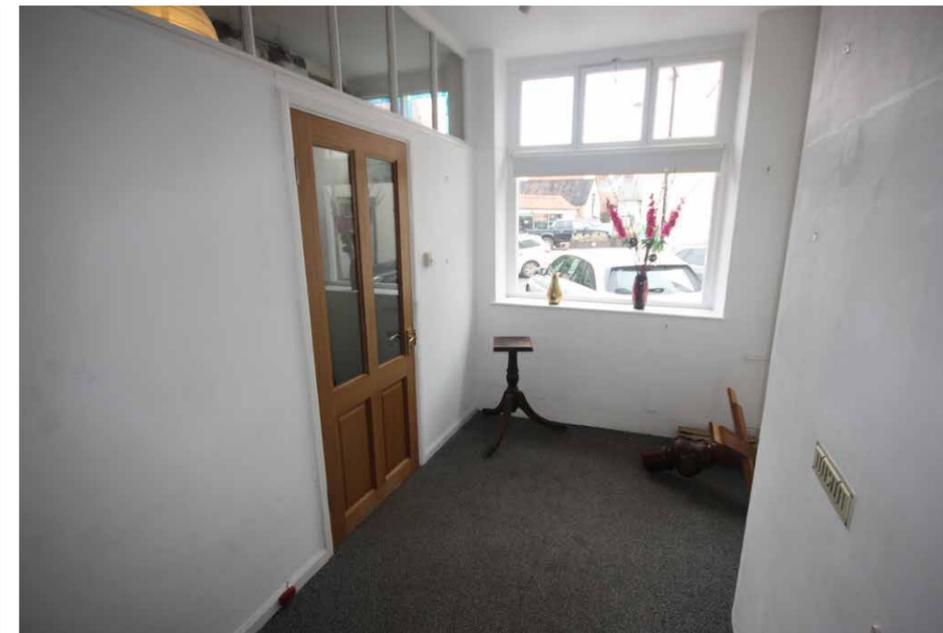
The property is offered by private treaty.

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

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