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## THE OLDE CHAPEL

High Street. Porlock, Minehead, Somerset, TA24 8PS

£360,000 FREEHOLD



B



3



2



1



Flat - E  
Café - B

A unique mixed use property in the heart of this popular Exmoor village. This charming former Methodist Chapel combines a ground floor commercial premises of approx. 778 sft plus a kitchen and separate W.C with a generous and well-appointed self-contained 3 bedroom apartment above.

**Minehead and Exmoor Office:** 9 Floyds Corner, Minehead, Somerset, TA24 5UW

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## Key Features

- Mixed use opportunity
- Prominent position in Exmoor village
- Shop/restaurant/cafe premises
- 778 sq. ft plus kitchen & W.C
- 3 bedroom self contained apartment
- Refurbished & generous accommodation
- Double glazing & electric heating
- Parking
- NO CHAIN

The open-plan living space enjoys pleasant views over the High Street and incorporates a modern fitted kitchen comprising cream-coloured base and wall units with timber-effect worktops, a one-and-a-half bowl stainless steel sink, plumbing for a washing machine and an integrated oven and hob with stainless steel splashback and extractor hood.

Also on the first floor are two well-proportioned bedrooms, both enjoying similar village outlooks, together with a modern family bathroom fitted with a three-piece white and chrome suite with shower over the bath.

An enclosed staircase from the living area leads to the second floor, where a charming third bedroom features exposed beams and Velux windows, creating a bright and characterful space.

## Overview

Occupying a prominent position in the centre of this highly regarded Exmoor village, this distinctive former Methodist chapel offers an excellent mixed use opportunity, combining ground floor commercial premises with a generous and well-appointed three bedroom apartment above.

Dating back to circa 1837, the building served the local community as a Methodist Chapel for approximately 90 years before being converted to commercial use. In more recent years it has been successfully operated as a restaurant/café, though the versatile ground floor accommodation would lend itself to a variety of alternative uses, subject to the usual planning consents.

## Commercial Premises

The ground floor shop/restaurant extends to approximately 778 sq. ft and benefits from attractive double bay-fronted windows and exposed timber flooring. A kitchen and separate W.C. are currently in the process of being installed, providing practical facilities for continued hospitality use or alternative commercial ventures.

## Residential Accommodation

The self-contained apartment is arranged over the first and second floors and is accessed via its own private entrance. The accommodation has been refurbished and features double-glazed timber-framed windows and electric heating.

A private entrance hall leads to a staircase rising to a first-floor landing/study area, enhanced by a feature leaded-light window. From here there is access to a contemporary shower room fitted with a stylish three-piece white and chrome suite.



## Outside

To the front of the property is a forecourt area serving the shop/restaurant, which includes one parking space.

## The Area

Porlock is one of the most popular Exmoor villages given its excellent thriving community together with local shops including chemist, supermarket and butchers together with a Church and village hall, primary school, three inns and doctor's surgery. There are local clubs to include bowls, cricket and tennis with golf at Minehead.

The quaint harbour and hamlet of Porlock Weir is within approximately two miles, Minehead is approximately six miles and it is approximately twenty six miles from the county town of Taunton which has mainline rail connections and access to the motorway network. For those who enjoy exploring the countryside there are superb walks literally on the doorstep and the Exmoor, Quantock and Brendon Hills and the coast are all close at hand.



## Directions

From Minehead proceed on the A39 to Porlock, proceed into the village passing the Royal Oak pub on the right and the property will be found shortly after on the right just after the right turn into Sparkhayes Lane.

## Services and Utilities

Mains water, drainage and electricity.

We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

**View this property**

Please contact our Minehead and Exmoor Office on  
**01643 706917**

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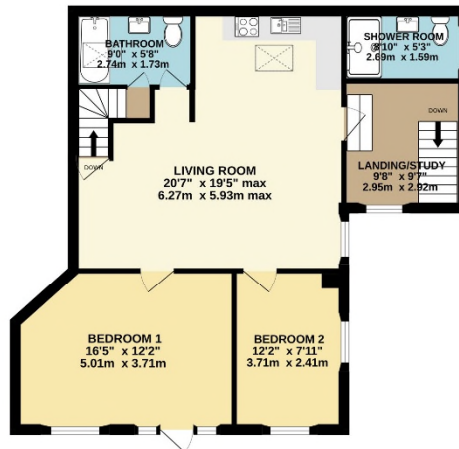
### Viewing

Please contact our **Minehead and Exmoor** office on **01643 706917** if you wish to arrange a viewing appointment for this property or require further information.

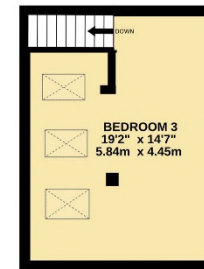
GROUND FLOOR  
1126 sq.ft. (105.4 sq.m.) approx.



1ST FLOOR  
812 sq.ft. (75.4 sq.m.) approx.



2ND FLOOR  
272 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 2218 sq.ft. (206.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Business Rates

From April 2026 £10,250 UBR 47.9p in the £. Our Rateable Value figure has been obtained from the Business Valuation website at the time of the property detail going to print, however, we would advise all applicants make their own enquiries via the Valuation Office or website regarding this figure.

Small Business Rate relief (100%) may apply as the Rateable Value is below £12,000.

VAT: We understand that our client has not opted to charge VAT. All interested parties should make their own enquiries of HMRC.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Please refer to our website for information on referral fees - [www.webbers.co.uk](http://www.webbers.co.uk) We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

