



Gardeners Cottage





# Gardeners Cottage

Wellisford, Wellington, Somerset TA21 0SB

Wellington 5 miles | M5 (J26) 7 miles | Taunton 12 miles

Unique detached family home with period features with gardens and paddock set in approximately 2.42 Acres

- Wonderful detached country cottage.
- 2 Reception Rooms
- Orangery
- Paddock & Carport with Parking
- Freehold
- 3 Bedrooms
- Kitchen/Breakfast Room
- Beautiful Gardens and Orchard
- Set in approximately 2.42 acres
- Council Tax E

Guide Price £795,000

## SITUATION

Gardeners Cottage lies in a fine rural yet accessible location approximately 2 miles from Langford Budville with its church, primary school, public house and new village hall. Wellington is a further 3 miles from here where a greater selection of shopping, recreational and scholastic facilities can be found together with easy to the M5 motorway situated on the eastern outskirts of the town. The County Town of Taunton is within 12 miles of the property where an even greater selection of facilities can be found together with a main line rail link to London Paddington. The M5 can also be accessed at junction 27 along with Tiverton Parkway railway station which lies approximately 7 miles to the west.

## DESCRIPTION

Gardeners Cottage is a unique family home built in the 1800's is understood to have been linked to Wellisford Manor which can be found close by. There are period features boasting a veranda running the length of the front and arched windows throughout. The property has been extended in recent times to create a wonderful kitchen/dining room with high vaulted ceiling and exposed beams. There is also a sitting room, study, an orangery, dining room with the added benefits of an office, scullery and workshop to the ground floor. The first floor has 3 bedrooms, a bathroom and en-suite. To the outside is the garden with an orchard and a further paddock, ample parking on the drive and a carport.





## ACCOMMODATION

The entrance porch leads into the triple aspect Kitchen/Breakfast room boasting a vaulted ceiling with wall and base units in a modern grey with worksurfaces over, space for a Range cooker, inset sink unit with space for a dining table. Inner hallway with stairs rising to the first floor and cloakroom with cubicle shower, low level WC and wash hand basin. The Orangery is a large sunny space with double doors into the garden and access into the courtyard. Dining room with built in cupboard and window to the garden. The lobby leads into the Sitting room. fireplace with wooden surround and unique arch windows to the garden and an arch leading into the Study. From the courtyard there is access to a store which has formally been used as an office, workshop and Scullery.

To the first floor at the bedrooms. Bedroom 1 is a large double with built in wardrobes and feature fireplace and an en-suite comprising a shower cubical, low level WC and wash hand basin. Bedroom 2 is a double room with feature fireplace. Bedroom 3 is a single room with window to the front. Bathroom with panelled bath, low level WC, vanity unit with inset sink and laundry cupboard.

## OUTSIDE

The property is approached through a pair of metal gates with gravelled driveway providing ample parking and turning and access to a DOUBLE GARAGE/LOG STORE 21'8 x 15'10 of timber framed construction and set beneath a tiled roof and connected with power and light. Formal garden which has been beautifully landscaped with gravelled pathways and attractive borders. To the front of the property is a veranda with flagstone flooring and a gravelled pathway leading to a side pedestrian gate through a series of rose arches. To the front of the property is a central gravelled pathway which leads to the ORCHARD with lawns either side and two delightful timber garden seating areas, one beneath a slate roof and the other beneath a tiled roof. To the side is an attractive cobbled courtyard area and gravelled pathway leading around to the rear where there can be found a paved sun terrace beyond which is a lawned garden with a selection of trees. The front orchard extends to approximately half an acre where there can be found a productive vegetable garden and composting area. Adjoining the property is a paddock which is approximatly 1.51 Acres. In total the plot extends to approximately 2.42 Acres.

## SERVICES

Mains electricity and water. Private drainage. Oil heating.

## VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

## DIRECTIONS

From Wellington turn right at The Beambridge Inn and continue over the crossroads and take the 2nd turning right to Thorne St Margaret. Turn left immediately after the church and Gardeners Cottage will be found after a mile on the left hand side.

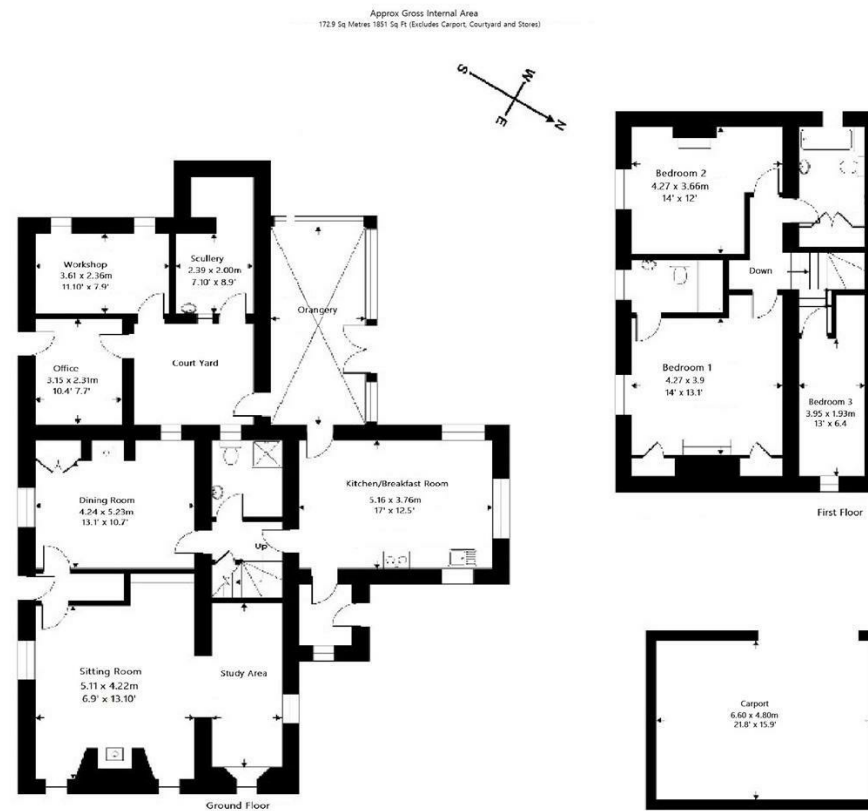
## What3words

streaking.scapping.berated

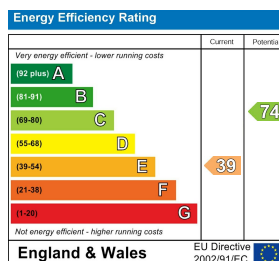




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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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