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Payton Cottage





Wellington 2 miles | M5 (J26) 4.5 miles |  
Taunton 9 miles.

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4 bedroom property situated in an elevated position in a plot of approx 0.89 acres with views of rolling countryside.

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- Country Setting with Views
- 4 Bedrooms
- 2 Reception Rooms
- Kitchen
- Large Garden
- Log Cabin
- Sauna
- Approx 0.89 Acres
- Freehold
- Council Tax Band E

Guide Price £695,000



#### SITUATION

The well regarded hamlet of Payton is in a beautiful part of Somerset with rolling countryside, which remains completely unspoilt. Whilst the setting is rural, the area is by no means isolated benefiting from relatively easy access to national communication links and surrounding villages which maintain active communities including churches, primary schools, popular pubs, village hall, butchers and general shops. The nearby town of Wellington is within 2 miles which offers supermarkets, including Waitrose, and a range of independent shops. Nearby, Taunton provides a more extensive range of amenities associated with a County Town. Both Wellington and Taunton provide an excellent range of independent schools.

The M5 is easily accessible at Wellington, Taunton and Tiverton, providing great links to Cornwall to the south and Bristol and London to the north and east. There are regular rail services to London Paddington from Taunton and Tiverton.

#### DESCRIPTION

Situated in an elevated position, Payton Cottage is in a plot of approximately 0.89 acres commanding views of rolling countryside. The accommodation comprises of an entrance hall, sitting room, second reception room, study, conservatory, kitchen and rear lobby leading to a utility and cloakroom. The first floor has 4 bedrooms, 1 with an en-suite and a separate family bathroom. The property boasts a large garden, an orchard with ample parking, outbuildings, a large log cabin and a purpose built chicken house.

#### ACCOMMODATION

The part glazed front door opens into the entrance hall with tiled flooring providing access into the entrance lobby with tiled flooring and archway into the conservatory, doors to kitchen, reception rooms and study, with double glazed window to the side. The large conservatory benefits from countryside views extending to the front and a continuation of the tiled flooring, double doors provide external access to a raised deck. The kitchen has a range of wall and base units with work surfaces over, solid fuel Rayburn, space for dishwasher and a further archway into the conservatory. The sitting room is a dual aspect with an open fireplace with cast iron fireback and wooden surround. The second reception room features a fireplace with wood burner set on a tiled hearth with recess shelving to either side, double door to the kitchen and stairs rising to the first floor. There is a rear lobby with window and part glazed door to the rear with wall and base units and laminate work surfaces over with access to the cloakroom and utility. Cloakroom with low level WC, wall mounted wash hand basin with large

storage cupboard. Utility with plumbing, space for washing machine, tumble dryer and drying rack. The first floor landing has a window to the side and doors to all rooms. Bedroom 1 is a double aspect room with views to the side and rear with built in wardrobes, Victorian cast iron fireplace with wooden mantel and door to en-suite with low level WC, shower cubicle, pedestal wash hand basin with tiled splash back, towel rail and window to the front. Bedroom 2 is a double room with cupboard and a Victorian cast iron fireplace with wooden surround. Bedrooms 3 and 4 have views to the front. The family bathroom comprises a white suite of a panelled bath with a mixer tap and shower attachment, vanity unit with inset wash hand basin and tiled splash back, towel rail and window to the front.

#### OUTSIDE

From the lane, a driveway leads to the property with parking and turning for several cars. The gardens are mostly laid to lawn with mature trees and shrubs, a mixed orchard with cherry, plum, pear and apple trees. Tucked away to the rear of the garden and screened by a hedge is a purpose built rendered block chicken house. There is a large log cabin with insulated floor and ceiling with power and light which would make an ideal home office. To the side of this is a shed, a further wooden outbuilding and a sauna. Adjoining the conservatory is a raised wooden deck.

#### SERVICES

Mains water and electricity. Private drainage. Oil fired central heating.

#### VIEWINGS

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

#### DIRECTIONS

From our office head along Fore Street and continue along this road proceeding through Mantle Street and at Rockwell Green traffic lights, turn right. Continue for ¼ mile, fork left after the railway bridge into Payton Road. Continue along this road for approx 0.7 miles. Passing Payton Farm on the left, take the second driveway on the right and this will take you to Payton Cottage.

#### AGENTS NOTE

There is Planning permission for a subdivision of the property into 2 dwellings with ancillary works and the erection of a first floor extension details of which can be found quoting 43/20/0078 with Taunton Deane Planning. The first floor extension will provide a further double bedroom with French windows to a balcony providing views over the surrounding countryside.

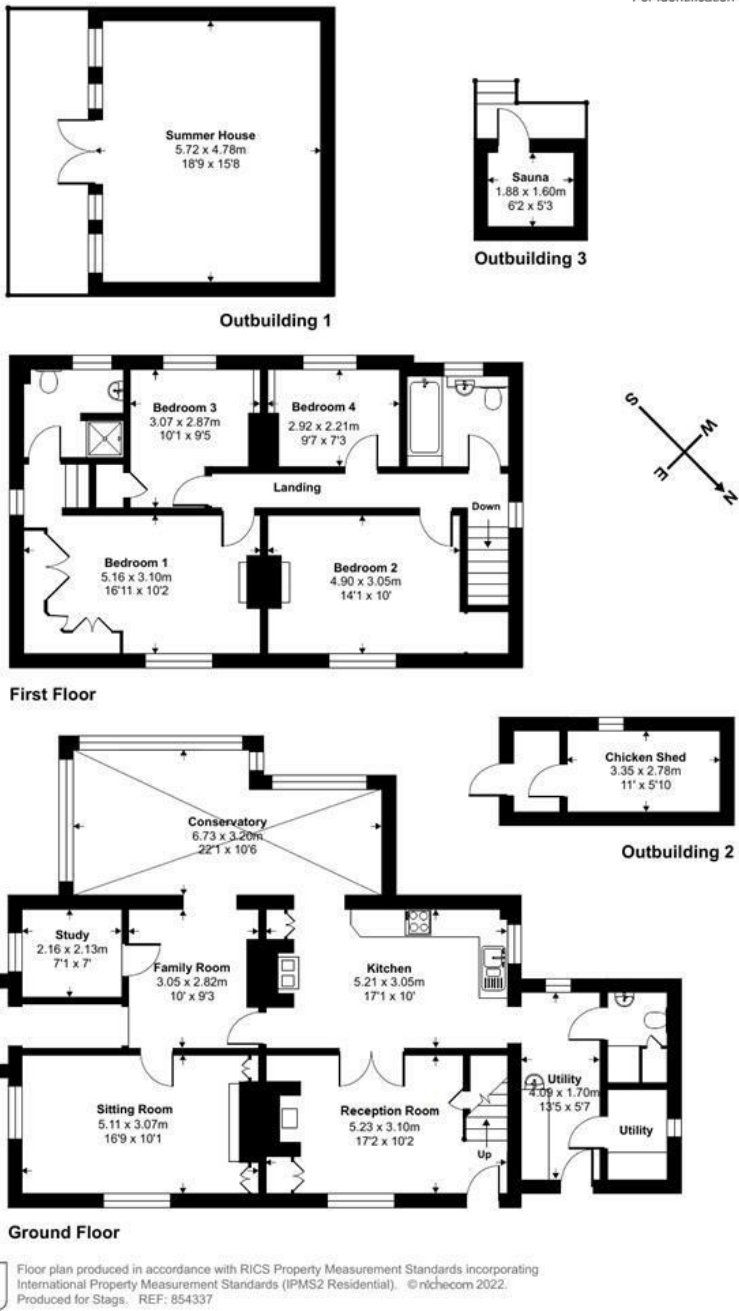
The selling agents give notice under the Estate Agency Act that the vendor of this property is an employee of Stags.





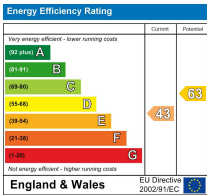


Approximate Area = 1825 sq ft / 169.5 sq m  
Outbuilding = 417 sq ft / 38.7 sq m  
Total = 2242 sq ft / 208.2 sq m  
For identification only - Not to scale



These particulars are a guide only and should not be relied upon for any purpose.

7 High Street, Wellington, Somerset, TA21 8QT



01823 662822  
wellington@stags.co.uk

stags.co.uk



@StagsProperty

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