



Mount Pleasant



Wellington 5.3 miles : Taunton 5.8 miles :
A303 Eagle Tavern 6.6 miles

3 bedroom countryside cottage in a stunning rural location with views

- Countryside Views
- 3 Bedrooms
- 2 Reception Rooms
- Large Kitchen/Breakfast Room
- Shower Room and Bathroom
- Gardens
- Parking

Guide Price £600,000

SITUATION

Mount Pleasant occupies a stunning country setting within The Blackdown Hills, a designated Area of Outstanding Natural Beauty. The property is located approximately a 10 minute drive to Wellington, and 13 minute drive from the A303, with the M5 and Taunton being easily accessible. Taunton, the County Town of Somerset has an excellent range of shopping facilities, schools both within the private and state sectors and a variety of sports facilities including The County Cricket Ground and Taunton Racecourse. Taunton also has a number of well-respected golf courses, a short drive from the property. The Blackdown Hills are renowned for their network of footpaths and bridleways, including the newly created Hare Path, providing miles of quiet and safe riding. The mainline rail service in Taunton provides easy access to the regional centres.

DESCRIPTION

This wonderfully secluded property with rural views comprises of a sitting room with feature beams, dining room, kitchen/breakfast room, utility and shower room to the ground floor. On the first floor are the 3 bedrooms and the family bathroom. The outside boasts a private garden with a patio area and off road parking.

ACCOMMODATION

From the wooden front door, the hallway with tiled flooring, leads to all rooms and stairs rising to the first floor. Sitting room with feature beams, an open fireplace with wood burner and window to the front. Dining room is a light and airy room with views to the front and an open fire place. Kitchen/breakfast room

with wall and base units with built in oven and hob with extractor over, stainless steel sink unit with window overlooking the front. Space for dishwasher and fridge freezer with open shelving and door to the outside. Steps lead up to the breakfast area which is a double aspect. with a door back through to the hallway. Shower room with cubicle shower, low level WC and wash hand basin. Utility with base units and window.

The first floor comprises of the 3 bedrooms, all a good size, and a family bathroom with panelled bath, low level WC and wash hand basin with fully tiled walls and heated towel rail.

OUTSIDE

The cottage is nestled in its own gardens with an ornamental pond and uninterrupted views to the countryside to the front. There is parking to the side of the property and a garden store.

SERVICES

Electricity. Private water and drainage.

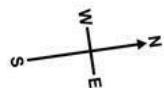
VIEWINGS

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

DIRECTIONS

From Stags offices at the traffic lights turn left onto South Street and continue along this road and at the mini roundabout bear left into Pyles Thorne Road and follow to the end. At the junction continue over into Ford Street and carry on to the top of the hill and turn left. Follow the road for 2.5 miles and Mount Pleasant will be found on the right hand side down the lane.





Approximate Area = 1766 sq ft / 164.1 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.
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These particulars are a guide only and should not be relied upon for any purpose.

7 High Street, Wellington, Somerset, TA21 8QT



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (02 plus)	91
B (03-04)	83
C (05-06)	75
D (07-08)	67
E (09-10)	59
F (11-12)	51
G (13-14)	43
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

01823 662822
wellington@stags.co.uk

stags.co.uk



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