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46 Timewells



Wellington 5 miles | Taunton 12 miles |  
Exeter 22 miles | M5 (J27) 6 miles

## An attractive characterful 3 bedroom cottage with period features in a sought after village location

- Characterful Cottage
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Bathroom & Shower Room
- Cottage Gardens
- Period Features
- Popular Village Location
- Freehold
- Council Tax C

Guide Price £425,000

### SITUATION

46 Timewells Cottage is situated on the edge of this sought after village which lies close to the Somerset/Devon border. Holcombe Rogus offers a good range of facilities including a primary school, village hall and church and is close to some lovely canal walks. The market towns of Wellington and Tiverton are equidistant and offer a wide range of shopping and recreational facilities whilst the larger town of Taunton and the Cathedral City of Exeter offer more leading department stores, sixth form colleges and Exeter University. The M5 is readily accessible at junction 27. There are regular rail services to London Paddington from Tiverton Parkway whilst Exeter international airport provides a number of domestic and international flights. The area affords exceptional schooling for all ages with a fine village school which feeds directly into Uffculme School which has an excellent reputation. For independent schools Wellington School and Blundells are within easy reach.

### DESCRIPTION

An attractive characterful cottage with period features in a sought after village location comprising of a sitting/dining room, kitchen/breakfast room, bathroom, 3 bedrooms and shower room and cottage gardens with additional timber built office/studio.

### ACCOMMODATION

Into the entrance lobby with storage cupboard opening into the spacious Sitting/Dining room with triple window to the front with feature window seats and Inglenook fireplace with log burner on a slate hearth with beam over. Kitchen/breakfast room with feature beams, wall and base units with wooden work surfaces over, Belfast sink, space for Range cooker, storage cupboard, tiled floor and stable door to the rear. Bathroom with panelled bath, pedestal wash hand basin with tiled splash back, low level WC, sliding door to cupboard with boiler, plumbing for washing machine and space for tumble dryer.

The first floor landing has a window to the rear. Bedroom 1 is a dual aspect room with window seat and built in wardrobes. Bedroom 2 with

window to the front. Bedroom 3 with window to the front. Shower room with shower cubicle, low level WC, vanity unit with sink and window to the rear.

### OUTSIDE

There is a pathway running along the neighbouring property allowing access to your own enclosed private garden, with a further wooden gate where you will find the oil tank which serves the property, whilst to your right there is a useful wood store, shed and summerhouse. As you continue past the summerhouse you will find a mature and well landscaped garden, laid mainly to lawn, with extensive flower, shrub borders and mature trees with a firepit.

It goes without saying the current owners have created a wonderful place to sit and unwind with lovely views and the added bonus of a timber built office/studio which can be found at the very bottom of the garden and offers plenty of opportunity for recreational use or for someone working from home with double glazed windows and doors, light and power connected and has been insulated. At the far end there is a further open fronted stone building giving additional storage.

### SERVICES

Mains drainage, water and electricity. Oil heating.

### VIEWINGS

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

### DIRECTIONS

From the centre of Wellington, proceed toward the A38 passing the Beambridge Inn on the left hand side. Continue for approx 1 mile turning right towards Holcombe Rogus. On entering the village, turn left into Frog Lane and continue to the end, turning left where 46 Timewells Cottage will be found on the right.

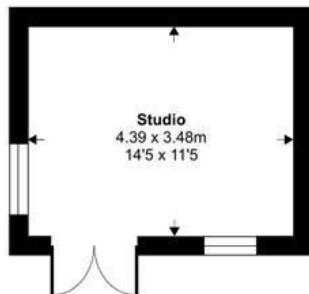
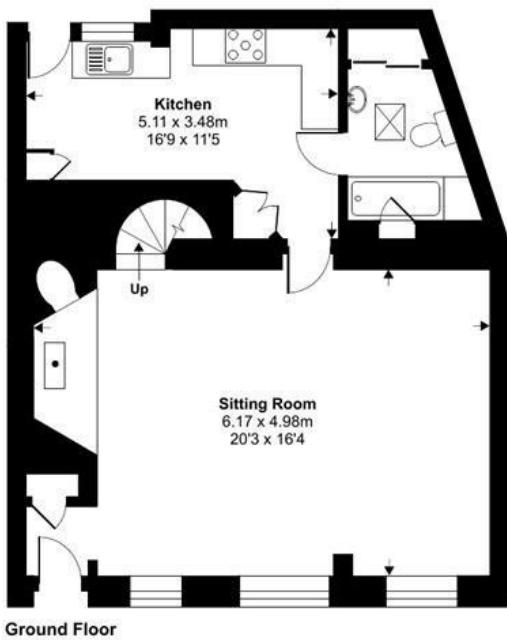
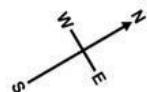
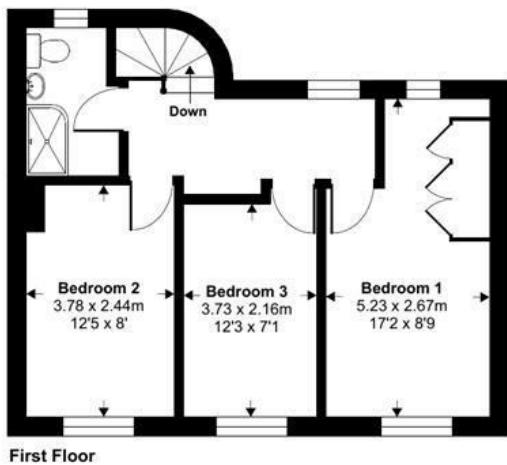


Approximate Area = 1176 sq ft / 109.2 sq m

Studio = 162 sq ft / 15.1 sq m

Total = 1338 sq ft / 124.3 sq m

For identification only - Not to scale

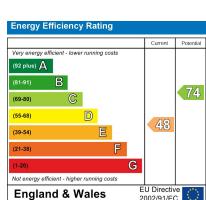


Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022.  
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These particulars are a guide only and should not be relied upon for any purpose.

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