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Highcroft



Wellington 5 miles M5 (J26) 6.5 miles  
Taunton 8 miles

## A detached three/four bedroom village house with private established gardens, parking and garage.

- Three Bedrooms
- Bathroom
- Light & Spacious Sitting Room
- Further Reception Room/Bedroom 4
- Dining Room
- Kitchen & Sun Room
- Established Gardens
- Garage & Parking
- Freehold
- Council Tax F

**Guide Price £595,000**

### SITUATION

Situated in the heart of this popular conservation village, in a no through road, enjoying an open southerly aspect across the village and towards the Blackdown Hills and Wellington Monument. Milverton offers an excellent selection of day to day facilities including a post office, village stores, church, public house/restaurant and an excellent primary school. For a greater selection Wellington is within 5 miles where a good selection of shopping, recreational and scholastic facilities can be found together with easy access to the M5 motorway situated on the eastern outskirts of the town. The County Town of Taunton is within 8 miles of the property where an even greater selection of facilities can be found together with a main line rail link to London Paddington.

### DESCRIPTION

A charming detached cottage providing three bedrooms and a family bathroom on the first floor. A spacious sitting room with good head height throughout, inglenook fireplace open into the dining room. The study/bedroom 4, kitchen and sun room/utility can also be found on the ground floor. Outside the property benefits from off road parking, together with a detached garage. To the rear and side there are attractive gardens. The property enjoys distant views over the village and towards the Blackdown Hills.

### ACCOMMODATION

Canopy entrance porch into light and spacious entrance hallway with understairs storage cupboard, stairs to first floor, doors to all rooms. Sitting room, a spacious room with large inglenook fireplace with beam over and inset wood burner, exposed beams and open into the dining room, again with feature beams and arch opening into the kitchen. Kitchen, with a range of base units with work surfaces over and an inset

sink, built in oven and hob, door to sun room with a range of further units and space for appliances, in addition this floor has a further study/bedroom 4 and cloakroom. On the first floor are three bedrooms all a good size, with two benefiting from built in wardrobes. Family bathroom with panelled bath with shower over, WC and pedestal wash hand basin.

### OUTSIDE

The gardens are a particular feature of the property and have been landscaped with a range of mature plants and shrubs with area of lawn giving a good degree of privacy. At the far end of the garden there is a vegetable patch and greenhouse. Adjoining the property there are two outhouses, one housing the wall mounted boiler. There is also a side garden again with a range of shrubs and access to the single garage and parking for four cars, through an shared entrance.

### SERVICES

All mains services are connected. Gas fired heating. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage limited inside & outside with Vodafone and 02 (Ofcom).

### VIEWINGS

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

### DIRECTIONS

From Wellington head in a northerly direction for approximately 4.5 miles whereupon Milverton will be reached. Continue down into the village and at the Milverton village stores take the next left hand turning into St Michael's Hill and after a short distance take the next turning left into High Street, a no through road, whereupon Highcroft will be found a short distance along on the right hand side.





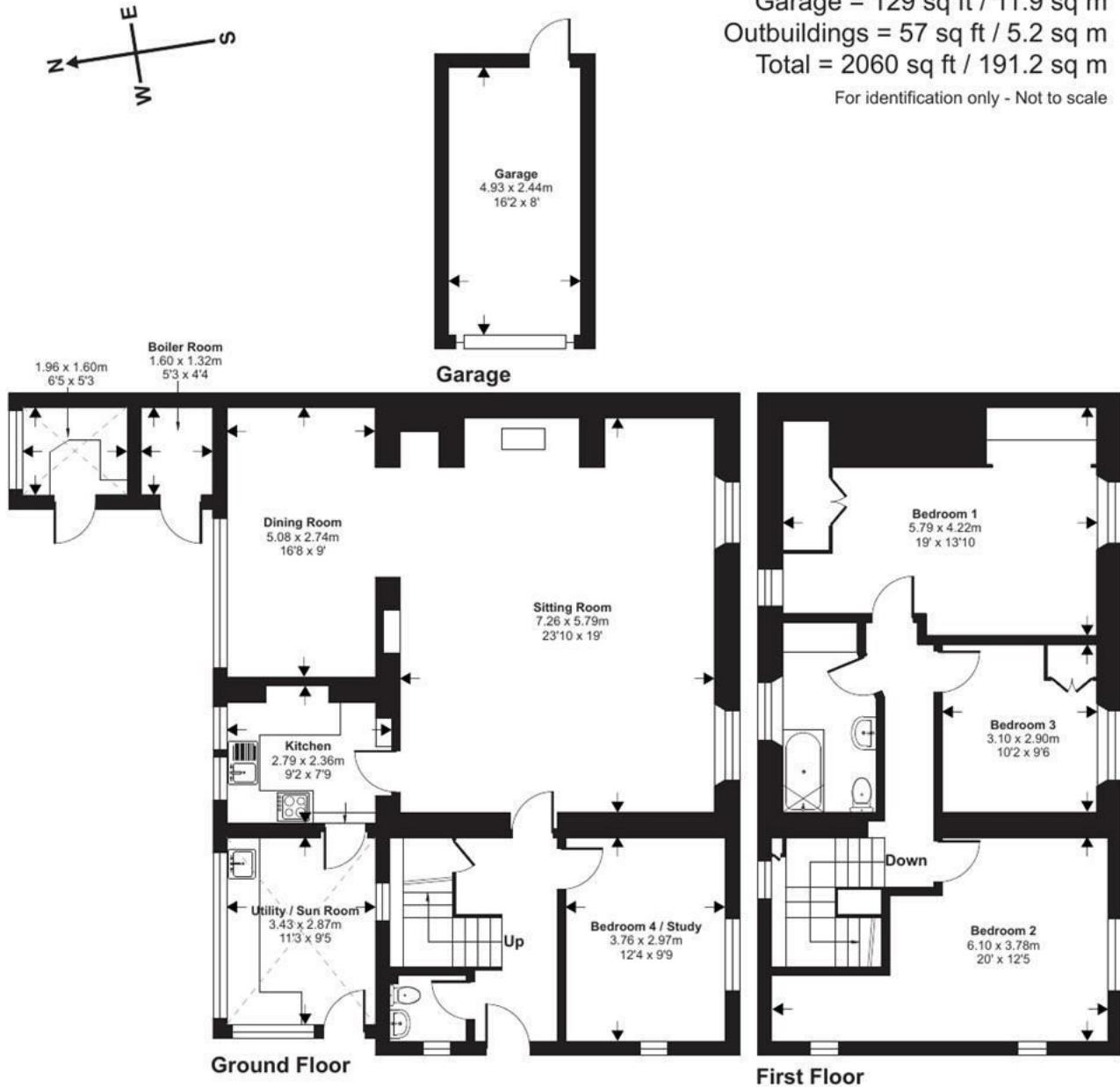
Approximate Area = 1874 sq ft / 174.1 sq m

Garage = 129 sq ft / 11.9 sq m

Outbuildings = 57 sq ft / 5.2 sq m

Total = 2060 sq ft / 191.2 sq m

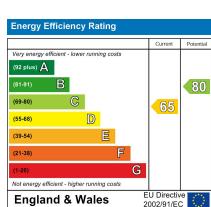
For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
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