



Squirrel Cottage



STAGS

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Holcombe Rogus, Wellington, Somerset TA21 0QD

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

A spacious 4 bed character cottage on the edge of a popular village set in 0.6 Acres

- Character Cottage
- Family Room
- 2 En-suites and a Bathroom
- Gardens and Orchard
- Freehold
- Open Plan Living
- 4 Bedrooms
- Boot Room & Shower Room
- Workshop & Outbuilding
- Council Tax Band E

Guide Price £850,000

SITUATION

Squirrel Cottage is situated on the edge of this sought after village which lies close to the Somerset/Devon border. The village offers a good range of facilities including, primary school, garage, 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 and Bristol international airports provide 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

A well appointed spacious character cottage in a rural location yet close to a popular village with open plan living, family room, boot room and shower room to the ground floor. From the 2 staircases to the first floor are the 4 bedrooms, 2 with en-suites and a family bathroom. The outside boasts gardens, orchards, workshop, outbuilding and ample parking set in 0.6 acres.



ACCOMMODATION

From the door at the rear into the Boot room with a range of base units with Belfast sink, plumbing for a washing machine and tiled floor, steps up to the entrance hall with front door and internal door leading to all rooms. Shower room with walk in shower, WC, wash hand basin with feature pebble flooring and under stairs storage cupboard. Inner hallway leading to a further room with wall and base units, inset hob and oven with tiled floor currently being used as a grooming room. Family Room is a double aspect room with window to the side and front with stable door to the rear, wood burner with slate surround and feature beams. Stairs rise to the first floor landing and Bedrooms 2,3 and 4.

Steps down from the boot room lead to a large open plan Kitchen with an array of wall and base units with inset gas hob, inset sink and drainer, integrated dishwasher, large central island, electric Aga and useful larder and two windows to the front, steps down to the Sitting/Dining room with bifold doors to the garden, wood burner on a raised slate hearth, tiled floor with underfloor heating, further glazed double door and window to the side, high ceiling with feature beams. Stairs rising to a mezzanine landing with double doors to the Master bedroom with Velux window, walk in wardrobe, door to en-suite with stand alone claw foot bath, double walk in shower, large vanity unit with wash hand basin, tiled floor and Velux window.

From the first set of stairs, the landing has two windows to the front and an airing cupboard. Bedroom 2 with window to the side and rear, built in wardrobe, door to en-suite with panelled bath and shower over, wash hand basin, low level WC and window to the front. Bedroom 3 with window to the rear. Bedroom 4 with window to the rear. Bathroom with panelled bath and shower over, wash hand basin, WC and Velux window. Another set of stairs rise to the attic space with 2 Velux windows with views to the rear.

OUTSIDE

Private gated driveway leads to a large parking area with stone built barn with sliding door, power and light with a gate leading to an enclosed orchard. From the parking area is a further orchard and a large workshop housing a log store and 4 partitioned sections, with garage doors at either end. Behind the workshop is a further small garden with vegetable planters. From the parking area is a gate leading to a very pretty enclosed garden, predominantly laid with gravel and steps to a patio area with planted beds and a raised pond.

SERVICES

Mains water, drainage and electricity. Oil fired heating to part of the property. Air source heat pump.

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. Follow the signs into Holcombe Rogus passing the Primary school on the right hand side and continue through the village following the road round the sharp left hand bend and take the left at the V where Squirrels Cottage will be found on the left.



Approximate Area = 2948 sq ft / 273.8 sq m (excludes void)

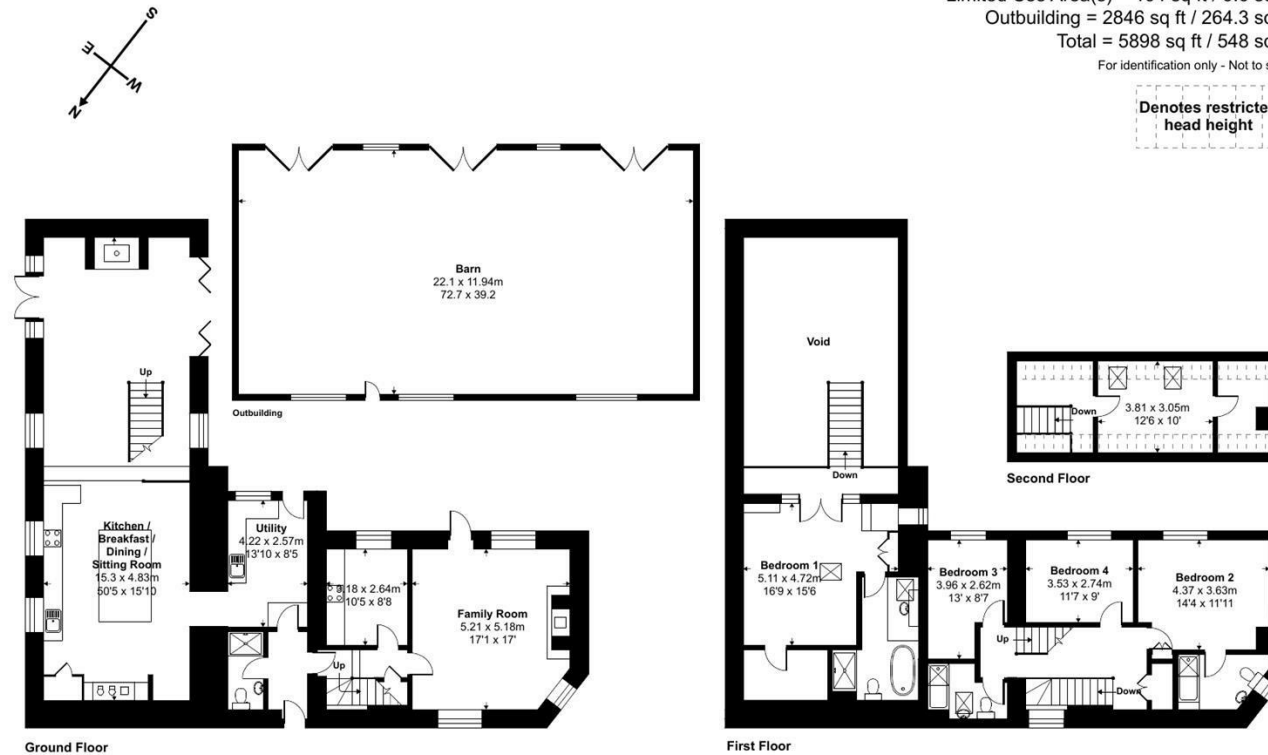
Limited Use Area(s) = 104 sq ft / 9.6 sq m

Outbuilding = 2846 sq ft / 264.3 sq m

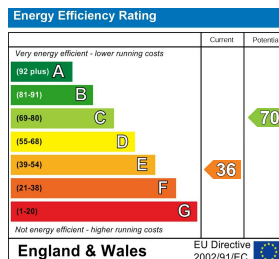
Total = 5898 sq ft / 548 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Stags. REF: 850155



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