



Woodland Cottage



Wellington 1.5 miles | Taunton 6.5 miles |
M5 (J26) 2 miles

An individual detached thatched cottage located in tucked away position set in approximately 1 acre with outbuilding and planning to further extend.

- Detached Cottage
- Three Bedrooms
- Three En Suites
- Sitting Room
- Kitchen/Dining Room
- Utility & Cloakroom
- Annexe
- Gardens & Grounds
- Freehold
- Council Tax Band F

Guide Price £799,999



SITUATION

Woodland Cottage is located at the end of the lane off Ford Street, approximately 1 1/2 miles out of Wellington where an excellent range of shopping, recreational and scholastic facilities can be found. The M5 motorway is readily accessible and the County Town of Taunton is within 6.5 miles where an even greater selection of facilities can be found together with a main line rail link to London Paddington.

DESCRIPTION

An individual detached thatched cottage which has undergone a programme of improvements over the years and now offers versatile and flexible accommodation, comprising of three bedrooms on the first floor all benefiting from en- suites. On the ground floor is a spacious kitchen/dining room, useful utility and cloakroom, dual aspect sitting room. Detached one bedroom annexe. The current owners have also got planning permission to extend to the side, plans can be provided on request. Outside are gardens, paddock and outbuildings.

ACCOMODATION

On the ground floor an entrance hall with engineered oak flooring leads into sitting room with fireplace with exposed brick work and dual aspect. Kitchen/Dining room with dining area at one end and feature fireplace, exposed brickwork, dual aspect windows. Opens into kitchen area with a range of units, one and half bowl sink, space for range cooker with extractor over, and space for American fridge/freezer, plumbing for dishwasher. Features a slate wall. A further utility area/rear lobby with units and space and plumbing for washing machine and door to rear. Cupboard with tank. Cloakroom.

To the first floor, there is a spacious landing giving access to all the bedrooms they are all doubles and benefit from en suites. All have a pleasant aspect.

ANNEXE

Positioned to the rear of the main house is an attractive detached stone-built annex providing one bedroom with shower room, sitting room and kitchen on the ground floor

OUTSIDE

The property is set within grounds extending to approximately 1.03 acres. The gardens features extensive areas of lawn interspersed with mature trees. The current owners have divided it into a small paddock where they have goats but it offers enormous potential. To the side and front of property is parking and a detached outbuilding/double garage with power and light.

SERVICES

Mains electric and water. Shared septic tank. Air source heat pump and solar panels. Mobile coverage good inside & outside with EE and Three. Good outside with O2 and Vodafone (Ofcom). This property has the benefit of standard broadband(Ofcom).

VIEWINGS

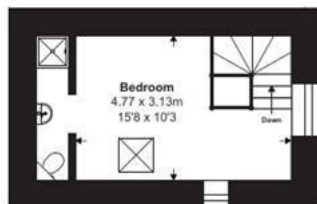
Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

DIRECTIONS

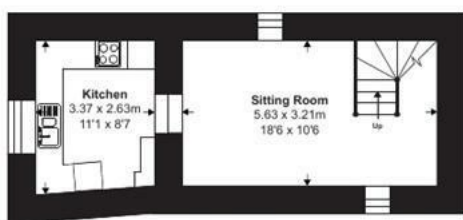
From the Stags Wellington Office, turn left onto South street and continue onto Pyles Thorne Road. Turn left onto West Buckland Road/A38 and immediately right onto Ford Street. Follow that road and just before the motorway bridge turn right into the lay-by and follow that lane to the end and the property is at the end.



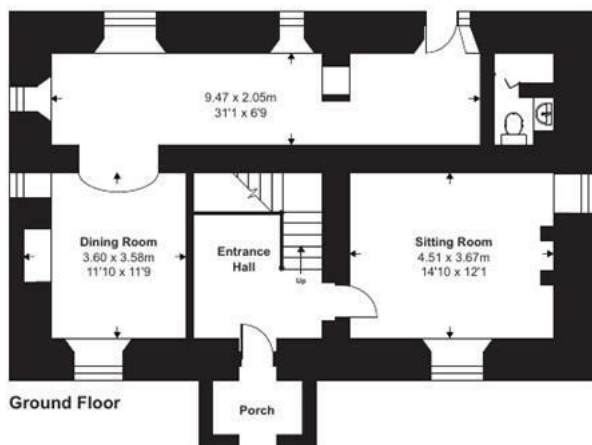
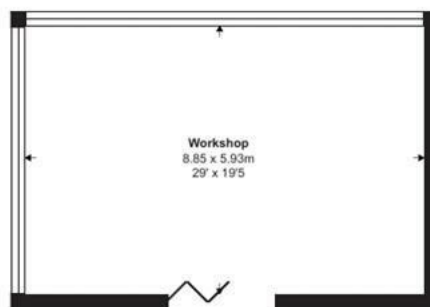
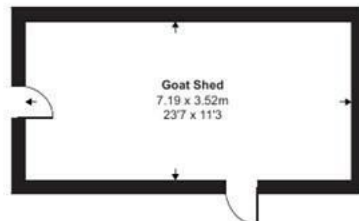
Approximate Area = 1544 sq ft / 143.4 sq m
 Annexe = 503 sq ft / 46.7 sq m
 Outbuildings = 837 sq ft / 77.7 sq m
 Total = 2884 sq ft / 267.9 sq m
 For identification only - Not to scale



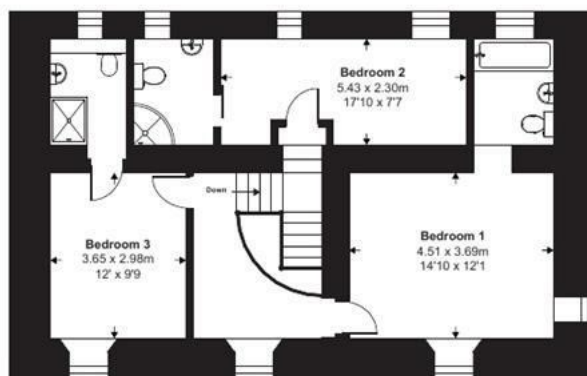
Annexe First Floor



Annexe Ground Floor



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntxhcom 2025. Produced for Stags. REF: 1329358

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	60	72
(49-54) E		
(41-48) F		
(35-40) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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