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The Cider House





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

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## Unique period house with 4 bedrooms arranged over 3 floors

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- Unique Property
- 3 Bedrooms
- Sitting Room
- Kitchen/Dining Room
- Study/Bedroom 4
- Cottage Garden
- Garage
- Summerhouse
- Freehold
- Council Tax Band E

Offers In Excess Of  
£680,000

### SITUATION

The Cider House is situated in 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

This attractively presented property with a unique turreted staircase is arranged over 3 floors and comprises a sitting room, kitchen/dining room, utility and cloakroom, 3 bedrooms with a forth bedroom/study, bathroom, shower room and en-suite. To the outside are cottage gardens, summer house, greenhouse and garage.

### ACCOMMODATION

From the front door into the large Kitchen/dining room with feature stain glass arched windows, alcove with beam over and inset Aga, tiled flooring, a range of base units, integrated oven, Belfast sink. Utility with base units and cupboard with space and plumbing for washing machine. Cloakroom with low level WC and wash hand basin. Sitting room with feature brick fireplace and large window overlooking the

garden. Unique turret spiral staircase leading to the first floor landing with walk in wardrobe. Bedroom 4/study with fireplace and Victorian style balcony, built in cupboard, door with stained glass leading to the side. Bedroom 1 with fireplace and window to the garden with views and door to the En-suite with bath, shower cubicle, low level WC and wash hand basin with tiled splash back.

The second floor comprises of Bedroom 2 has feature stained glass window, under eaves storage and built in wardrobe. Family shower room with large shower, low level WC and wash hand basin. The landing has 2 Velux windows and a built in cupboard. Bedroom 3 has 2 windows with views and built in wardrobe and under eaves storage.

### OUTSIDE

The pretty cottage garden has views across countryside with a patio area ideal for entertaining, ornamental pond, summer house with garage/workshop with electric car charger and a greenhouse.

### SERVICES

All mains services connected. Oil central heating

### VIEWINGS

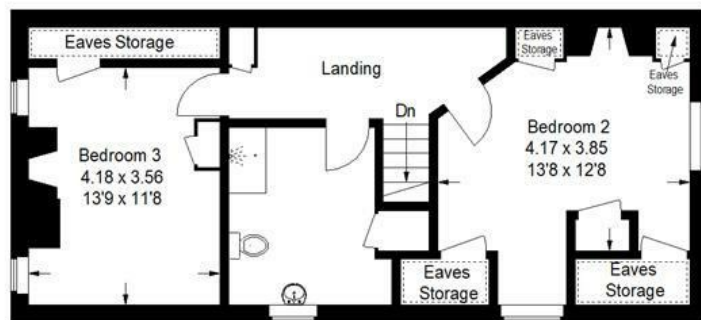
Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

### DIRECTIONS

From J27 of the M5 proceed towards Wellington along the A38 Take the turning left at the top of Whiteball Hill towards Holcombe Rogus, Ashbrittle and Greenham (Westleigh Quarry). After approx 1/2 mile turn left to Holcombe Rogus. Follow the signs to Holcombe Rogus. Upon entering the village, continue up the short hill and just before the pub the driveway to The Cider House can be found on the corner.

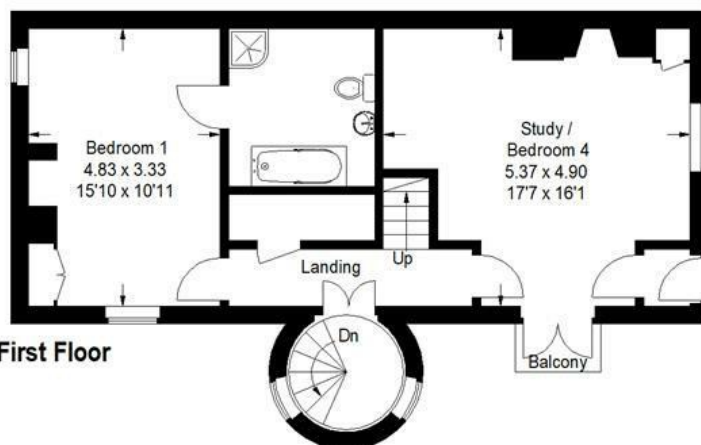






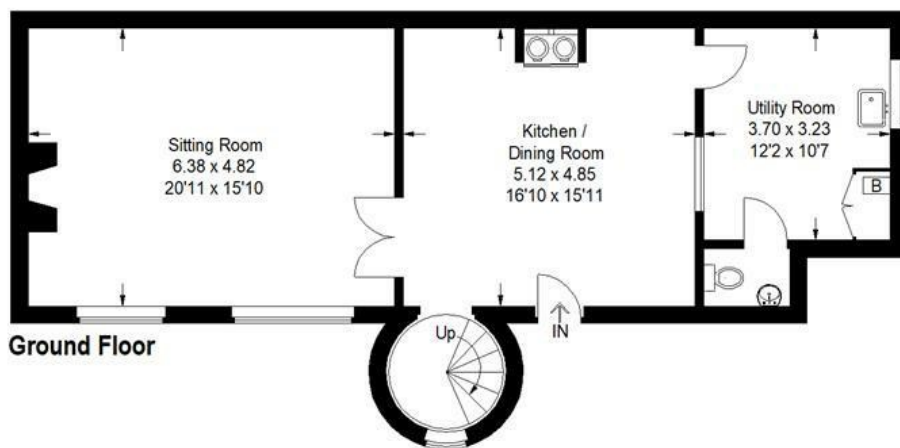
Second Floor

Approximate Gross Internal Area  
(Including Eaves Storage) = 190.7 sq m / 2053 sq ft  
Garage = 29 sq m / 312 sq ft  
Total = 219.7 sq m / 2365 sq ft

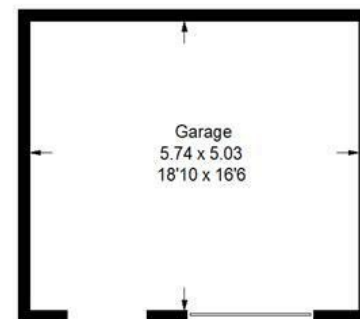


First Floor

Reduced headroom below 1.5 m / 5'0"



Ground Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2022 (ID839180)

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
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(49-54) <b>E</b>		
(41-48) <b>F</b>		
(35-40) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

01823 662822  
wellington@stags.co.uk

stags.co.uk



@StagsProperty

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