Claylands
Higher Wrangway, Wellington, TA21 9QG
Wellington 3 miles M5 (J26) 4.5 miles Taunton 10 miles

- Wonderful Views
- Light and Spacious Accommodation
- In All Approx 2.7 Acres
- Heated Swimming Pool
- Five Bedrooms
- Three Reception Rooms
- Integrated Kitchen

£495,000

SITUATION
Claylands is situated within the Blackdowns Hills, designated an Area of Outstanding Natural Beauty. Wellington is within 3 miles and offers a fantastic range of shopping, recreational and scholastic facilities, along with access to the M5 motorway at junction 26. The county town of Taunton is a further 7 miles east and offers a greater selection of facilities, together with a main link rail link to London Paddington.

DESCRIPTION
Claylands comprises an individually designed, detached five bedroom bungalow enjoying an elevated position and far reaching views over its grounds and the surrounding countryside, across the Vale of Taunton Deane. It has been in the same ownership for the past 31 years and is now offered to the market in good order, offering particularly light and spacious accommodation. In total, the property extends to approximately 2.7 Acres, including beautiful landscaped gardens with ponds and a heated swimming pool, along with adjoining woodland.

ACCOMODATION
Claylands boasts three generously sized reception rooms, including a dining room, conservatory and a living room, which features a gas fire and triple aspect windows making the most of the wonderful views. The kitchen is extensively
fitted with a range of units, granite work surfaces and integrated appliances, including an electric double oven and gas hob. There is a utility room housing the gas boiler along with a rear porch and cloakroom.

There are four double bedrooms, two of which benefit from en-suite facilities, along with a further single bedroom and a study. There is also a fully fitted bathroom with a separate bath and shower cubicle.

**GARDENS AND GROUNDS**
The property is approached through a five bar entrance gate and over a cattle grid with a concrete driveway allowing access to the double garage and turning area, providing ample parking. From here, steps lead up to a paved and fenced sun terrace, from which wonderful views can be enjoyed over the gardens. The main garden lies to the front of the property and features four spring fed fish ponds, along with a heated swimming pool which benefits from a solar cover. The property is bounded with a part hedge and fence border and features a vegetable plot and herb garden, along with a number of trees and shrubs including several magnolias. Situated to the east of the property there is an area of woodland and in all, the property extends to approximately 2.7 Acres.

**SERVICES**
Mains electricity and water. LPG Heating. Private drainage.

**VIEWINGS**
Strictly by prior appointment through the agents Stags, on 01823 662822.

**DIRECTIONS**
From junction 26 of the M5 motorway follow the road towards Wellington and at the roundabout with the A38 take the first exit signposted Tiverton and follow the bypass for approximately two miles. Immediately after passing Buildbase on your right, turn left, signposted Sampford Moor. Continue up the hill and after approximately 0.25 mile take the first turning left towards Wrangway and after passing over the motorway bridge take the next right hand turn. After approximately 0.3 miles, take the second left hand turning whereupon and continue up the hill whereupon Claylands will be found after a short distance on your right hand side.
Claylands, Higher Wrangway, Wellington, TA21 9QG

These particulars are a guide only and should not be relied upon for any purpose.

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale