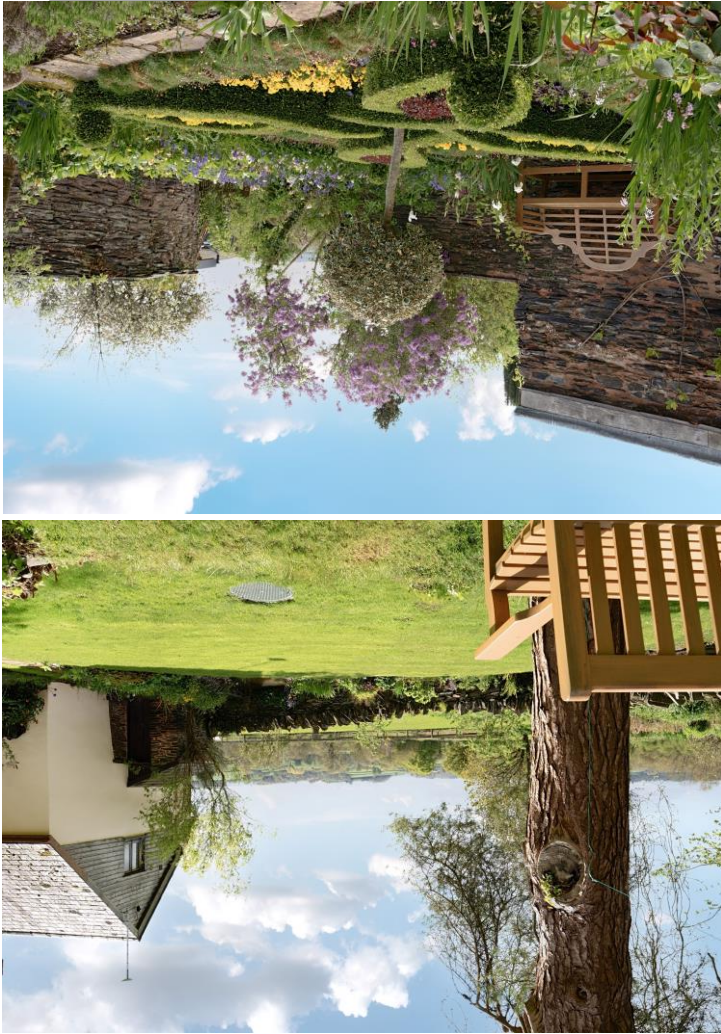




SITUATION: Rose Cottage is situated in a rural, yet accessible, location within the popular hamlet of Appley, with the Globe Inn Public House and primary school. The close by town of Wellington offers a wide range of independently run shops and larger national stores including the well renowned Waitrose. The town also benefits from a good assortment of educational and leisure amenities such as a Sport Centre with its own swimming pool and local cinema. The town itself stands between the River Tone and the Blackdown Hills. The County Town of Taunton is approximately 7 miles distant with its mainline railway station and the M5 can accessed via Junction 26 just outside the town.

DIRECTIONS: From our Wellington office proceed out the town towards the about with the A38 and take the first exit signposted Exeter. : From our Wellington office, proceed through the centre of Wellington in the Exeter direction towards the A38. At the traffic lights in Rockwell Green, proceed straight forward, and at the next roundabout take the 2nd exit and continue to past the Beambridge Inn on your left hand side, continue to the top of Whiteball Hill. At the top of the hill turn right signposted Greenham, Appley and Ashbrittle and Westleigh Quarry. Continue on this road passing through Greenham taking the right hand turning at Appley Cross. Continue along this road, entering the hamlet and Rose Cottage can be found on the right-hand side a indicated by our For Sale board just before the Globe Inn Public House.

AGENTS NOTE: There is restricted head height in the family bathroom. This home is serviced by a new private septic tank. The garage roof contain asbestos. Listed properties do not require an Energy Performance Certificate.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold, by private treaty with vacant possession on completion.

Services: Mains electricity, mains water, septic tank, oil fired central heating.

Local Authority: Somerset County Council, County Hall, The Crescent, Taunton, TA1 4DY.

Property Location: w3w.co//melon.twinkling.spinning

Council Tax Band: E

Construction: Cob and slate under a tiled roof

Broadband and mobile coverage: We understand that there is limited mobile coverage. The maximum available broadband speeds are 8 Mbps download and Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: very low

Rivers and the Sea: very low

Reservoirs: Unlikely

Groundwater: Unlikely

We recommend you check the risks on <https://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particularly accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

4. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required and reporting such progress to the seller.

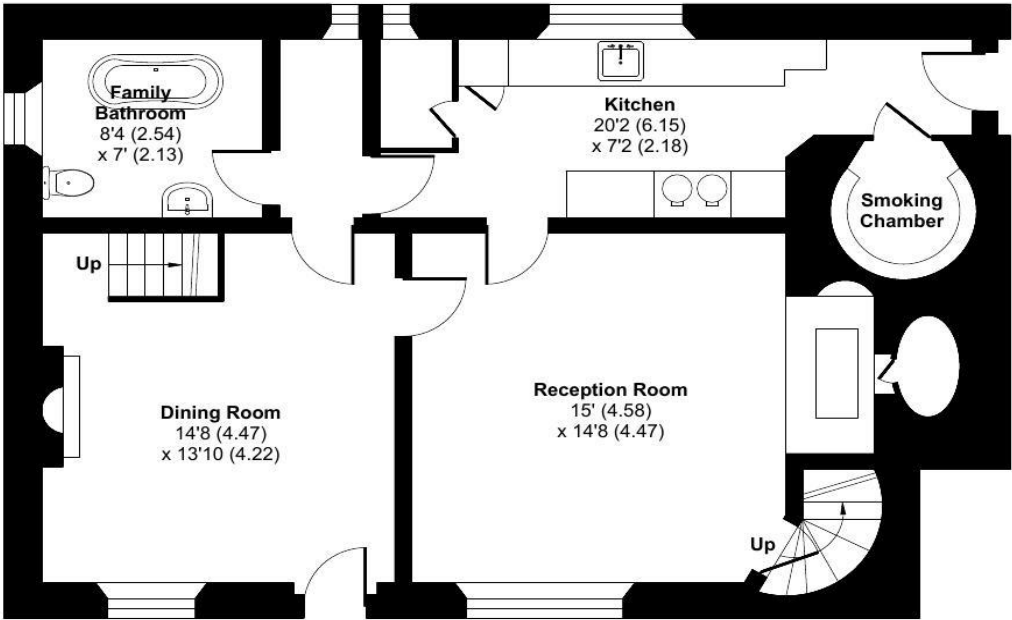
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Rose Cottage, Appley, Stawley, Wellington, TA21

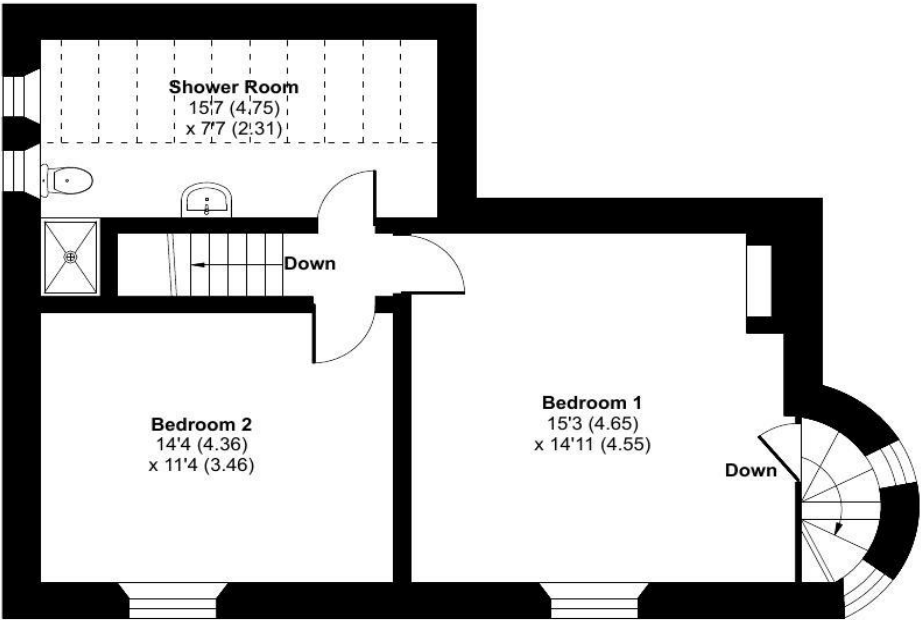


Approximate Area = 1289 sq ft / 119.7 sq m
Limited Use Area(s) = 67 sq ft / 6.2 sq m
Total = 1356 sq ft / 125.9 sq m
For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1281345

Situated in the heart of the small hamlet of Appley, Rose Cottage is a Grade II Listed property enjoying an abundance of character and sits within meticulously maintained mature cottage style gardens of just over an acre with a range of outbuildings including a large open sided barn and double garage along with countryside views.

Constructed in the 1590s with cob and slate, the accommodation on offer briefly comprises an entrance porch leading into the dining room complete with window seats, ceiling timbers, oak screening and an open fire along with stairs rising to the first floor, offering plenty of space for dining furniture and is a wonderful entertaining space. The adjoining sitting room is another generous room with further oak panelling, ceiling timbers and a large inglenook fireplace with inset wood burner with an oven and original beam over, a newel staircase leads to the first floor. The kitchen is situated to the rear with a high vaulted ceiling and a large picture window overlooking the gardens. This room has plenty of space for kitchen appliances and is enhanced by slate flooring, granite worktops, a walk in storage and an old impressive smoking chamber. Adjoining the kitchen is an inner hall with a small area set aside for a home office with a doorway into a family bathroom offering a white three-piece suite including a roll top stand-alone bath.

On the first floor there is a landing leading to two double bedrooms each with fireplaces and exposed cruck beams with the main bedroom enjoying a vaulted ceiling, part elm flooring and a staircase to the sitting room. The shower room offers a two-piece suite along with a separate walk-in shower cubicle.

The property sits in just over an acre of gardens which have been lovingly cared for by the current homeowners and include a recently refurbished pond along with an area of manicured lawns which include fruit trees and well stocked flowerbeds which offer an array of colour and have been carefully designed. The gardens also include a shed, summerhouse, greenhouse (connected to power and water), stone outbuilding currently used as a garden tool shed, outside w.c, log store, open sided barn which is also connected to power along with a Podpoint for a 5kw vehicle charging point. The lower garden enjoys another area of planting of various shrubs, bushes and a fir tree along where one can position seating positioned to enjoy the views over the fields. Furthermore, the detached double garage is connected to power and benefits from plenty of shelving and worktops along with an electric up and over door, there is also a service pit within the garage.

The property benefits from two entrance driveways one of which is shared and each with gated access allowing for a generous area of parking for multiple vehicles. Rose Cottage is warmed by oil fired central heating and offers an incoming buyer the opportunity to be able to move straight in.

- Grade II listed period cottage
- Situated in the small hamlet of Appley
- Manicured gardens totalling one acre
- Offering an abundance of character features
- Numerous outbuildings along with ample parking
- Countryside views

