

Holly Tree, Standle  
Wellington,  
TA21 9NJ  
£675,000 Freehold

Wilkie May & Tuckwood



**LOCATION:** Holly Tree is conveniently located in a tucked away position on the peripheries of Wellington just off Stallards which is within close proximity of Wellington town. Wellington itself boasts an assortment of both independently run shops and larger national stores to include the well renowned Waitrose. There is also a good range of educational, leisure and recreational facilities such as the cinema and sports centre with indoor swimming pool. There is regular bus service to the county town of Taunton which is approximately 7 Miles distance and the M5 can be accessed via junction 26 just outside the town.

**DIRECTIONS:** From Wellington town centre, proceed down South Street, bearing right into Wellesley Park as it becomes Hoyles Road and turning right at the very end onto the A38. Follow this road for half a mile, turning left into Stallards follow the road until you reach a junction where the property will be seen on the left hand side as indicated by our For Sale board.

**AGENTS NOTE:** This property has two septic tanks; one of which is shared with next door and there is a flying freehold. The driveway is owned by Holly Tree however the neighbouring bungalow has access at the start of it.

#### 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 Council, County Hall, The Crescent, Taunton, TA1 4DY.

**Property Location:** [w3w.co.uk//bashed.cabs.waving](http://w3w.co.uk//bashed.cabs.waving)

**Council Tax Band:** E

**Construction:** Stone and brick under a slate roof

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 13 Mbps download and 1 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 particular 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:

'8. 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.



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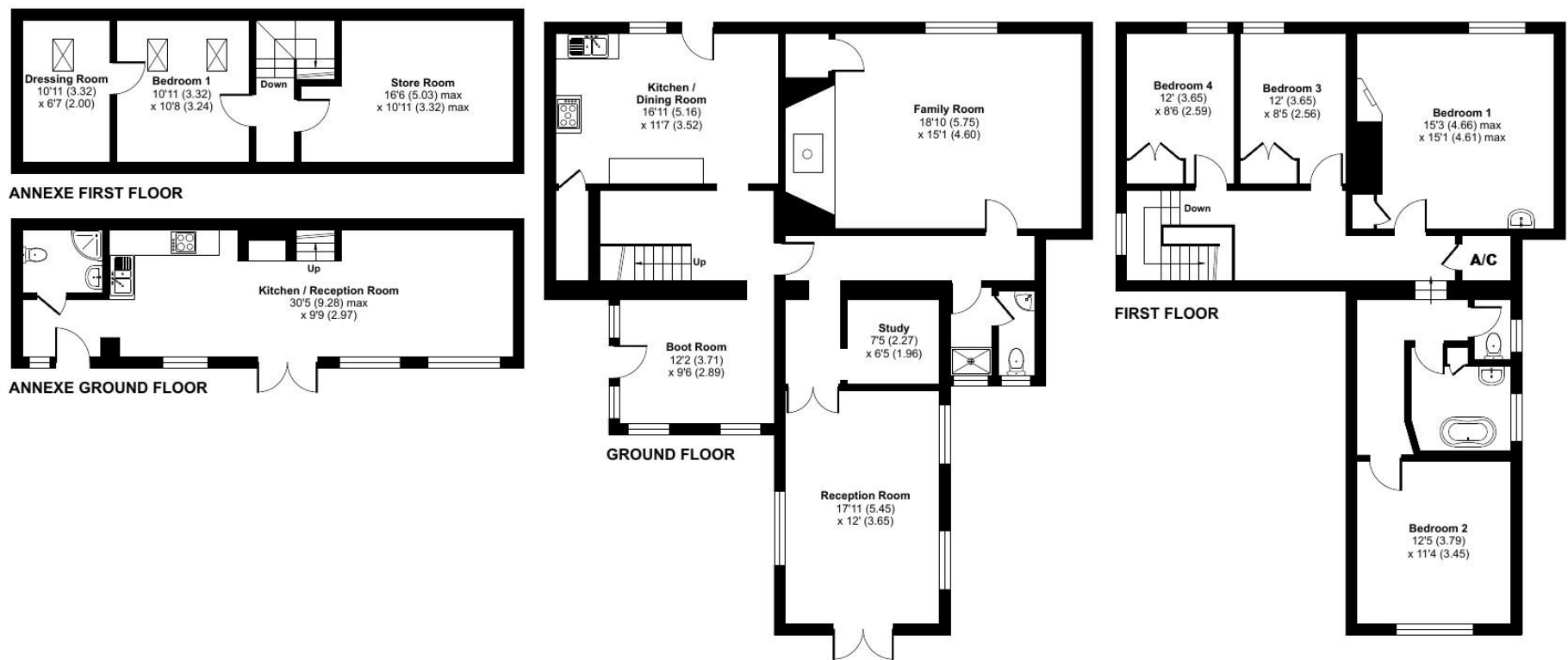
29 High Street, Wellington, Somerset TA21 8QT

WM&T



# Holly Tree, Standle, Wellington, TA21

Approximate Area = 2170 sq ft / 201.6 sq m  
Annexe = 775 sq ft / 72 sq m  
Total = 2945 sq ft / 273.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1335843

Having been in the same family for over 40 years, Holly Tree is a four bedroom semi-detached period farmhouse believed to date back to 1680, cleverly extended and featuring a wealth of character along with generous accommodation arranged over two floors with potential to create further accommodation in the loft space subject to the necessary consents. The property benefits from a detached converted barn providing flexible ancillary accommodation.

The substantial accommodation which is arranged over two floors briefly includes a farmhouse kitchen, pantry, utility room, snug, downstairs shower room, sitting room, boot room/utility area. To the first floor there are four double bedrooms, separate w.c and completing the internal accommodation is the family bathroom.

The annex is a converted barn with a modern interior having recently been converted some four years ago and comprises an entrance hallway with a ground floor shower room and open plan kitchen/lounge. To the first floor there is a double bedroom, a dressing room and a generous storage room which could be used as a further bedroom if required.

Externally, the property is approached via a shared driveway leading to parking for numerous vehicles along with a useful carport providing additional parking/storage. The rear gardens are predominately laid to lawn and are fully enclosed by mature hedgerows and totals approximately just under half an acre and benefit from an array of carefully chosen mature planting, two ponds, a summerhouse and shed along with is an abundance of mature fruit trees. Furthermore, the gardens offer a high degree of privacy and provides an incoming buyer to further enhance this space.

This comfortable family home benefits from uPVC double glazing and oil-fired central heating and is perfectly placed for those choosing to commute with excellent road and rail networks close to hand along with some wonderful countryside walks.



- Period semi detached farmhouse
- Detached converted barn
- Just under half an acre
- Ample parking
- Peripheries of Wellington
- Oil fired central heating, uPVC double glazing

