



Shells Cottage



# Shells Cottage

Old Cleeve, Washford, Somerset, TA23 0PU

Taunton Town Centre 17 Miles. Minehead 7.7 Miles.

A delightful thatched chocolate box cottage with many character features, yet modern amenities, located in a beautiful semi-rural setting at the foot of the Brendon Hills and within 2 miles of the coast at the historic port of Watchet.

- Charming Thatched Character Cottage
- Rural Setting on Edge of Village
- 5 Bedrooms, 3 Bathrooms
- 36 foot Sitting / Dining Room with Library
- Kitchen / Breakfast Room
- Utility and Cloakroom
- LPG Fired Central Heating
- Large Gardens and Parking
- Freehold

Guide Price £625,000

## SITUATION

The property is situated on the outskirts of Washford which includes a primary school, hairdressers and a station on the West Somerset Steam Railway line. The historic port of Watchet with it's marina is about 2 miles away, a similar distance to Williton, which has a good range of everyday amenities. The West Somerset coastal resort of Minehead offers an excellent range of shopping, banking and recreation facilities and is approximately 6 miles away. The County town of Taunton, which has mainline railway connections and access to the motorway network, is approximately 18 miles and for those who enjoy exploring the countryside, the Brendon, Quantock and Exmoor Hills, the coast and many renowned beauty spots in the area are all close at hand.



## DESCRIPTION

Shells Cottage is located in a delightful rural setting, formally a pair of farm workers cottages which we believe were converted into a single dwelling in the mid-1970s. In more recent times, the cottage has been sympathetically renovated and rooved and includes leaded light effect windows and LPG central heating. The property is secluded away from a small selection of luxury holiday cottages and has adjoining open farm land and is set within mature gardens and includes off-road parking.

## ACCOMMODATION

The accommodation is arranged over 2 floors and comprises of an entrance hall with cloakroom and turning staircase to the first floor. There is a double aspect dining / sitting room with exposed beams and timbers, inglenook fireplace with inset log burner. One side has a library area and doors leading out to the garden. Steps lead down to the kitchen / breakfast room which has been fitted with a range of matching wall and base units with granite work surfaces, Belfast sink, range cooker, extractor canopy over, a dishwasher, slate flooring and door to outside. There's a brick utility room, freezer room and ground floor bedroom / study. On the first floor there are 5 bedrooms, 2 bathrooms and a shower room.

## OUTSIDE

The property is set within large surrounding gardens which include large expanses of lawn with deep planted boundaries. At the bottom of the garden is a timber pergola with BBQ area and wishing well. There is also a further stone built out building, pond and timber decking area with covered hot tub. At the front of the house is a concrete parking area which provides parking and turning for a number of vehicles. At the back of the house the land rises steeply to a further area of garden which enjoys wonderful views over surrounding fields.

## SERVICES

Mains electricity, private drainage and shared private water.

## DIRECTIONS

From Taunton, take the A39 towards Minehead. Proceed past Williton and at the roundabout take the first exit opposite Tropiquaria onto the B3190 signposted Raleigh's Cross, then take the next entrance on the right hand side to Hills Holiday Cottages and the property can be found at the far end of the site.



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.



**GROUND FLOOR**  
965 sq.ft. (89.6 sq.m.) approx.

**1ST FLOOR**  
990 sq.ft. (91.9 sq.m.) approx.

**TOTAL FLOOR AREA: 1955 sq.ft. (181.6 sq.m.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		29	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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