



Woolcotts





# Woolcotts

Tolland, Lydeard St. Lawrence, TA4 3PW

Wiveliscombe/Bishops Lydeard 4.8 miles, Taunton Town  
Centre 10 miles

A charming 18th Century detached cottage situated in a wonderful rural location in gardens of half an acre with detached former village hall which has been converted to provide a home office/games room with off road parking for at least four cars

- Charming 18th Century country cottage
- 3/4 Bedrooms
- 3 reception rooms
- Fitted kitchen, utility room
- Off road parking
- Landscaped gardens of half an acre
- Detached former village hall
- Council Tax Band E
- Freehold

## Guide Price £715,000

### SITUATION

Woolcotts is situated in the hamlet of Tolland which lies in wonderful countryside four and a half miles from the rural centres of Wiveliscombe and Bishop's Lydeard. Wiveliscombe has a wide range of facilities as well as a primary and popular secondary school. Taunton, the County Town, is approximately nine miles distant and includes a wide range of shopping, recreational and scholastic facilities as well as access to good communications with the M5 interchange at junction 25 and a mainline railway with links to the rest of the country. The surrounding area offers some of the most attractive countryside in this part of the West Country; there is an ancient village church and a good sense of community with a number of wonderful footpaths with easy access to the surrounding countryside.

### DESCRIPTION

Woolcotts is a very attractive detached cottage which is believed to date back to the 18th Century. The cottage has an attractive double fronted facade with rendered elevations under a pitched slate roof. The house retains many of its original features including hard wood doors, exposed ceiling beams and open fireplaces and has been well maintained by the current owners and is offered in good decorative order throughout. There is the benefit of modern central heating and high quality double glazed windows. There is the possibility to extend subject to the necessary planning consents. A real feature of the property is the detached former village hall which has been professionally converted to provide open plan living area/home office with bi-folding doors opening out onto the garden, vaulted ceilings and stage with an entrance lobby and shower room with wc. The gardens are a particular feature of the property and extend to half an acre. There is plenty of off road parking and a covered hot tub next to the village hall.





## ACCOMMODATION

The well presented accommodation is arranged over two floors and includes a front door which opens in to the sitting room which includes an open fireplace with inset woodburning stove with brick surround and heavy beam over, beamed ceiling, double glazed window with seat and fitted cupboard, door through to kitchen, door to stairwell and further door through to the study. The study has a beamed ceiling, front aspect double glazed window with seat and cast iron fireplace. The kitchen has been fitted with a range of shaker style wall and base units and includes a range of integrated appliances and oak work surfaces with ceramic sink and double glazed window to the side and steps up to the dining room with windows to the side. Off the kitchen is a lobby with access to the utility/boot room which houses the central heating boiler and has a wc.

On the first floor there are three bedrooms and a family bathroom together with a large snug/landing which has potential to create a fourth bedroom if required.

## OUTSIDE

There is a pillared entrance with double five bar gates which open out onto a gravelled off road parking area which provides parking for a number of vehicles with a further area of garden to one side where there is a covered hot tub and access to the former village hall which has bi-folding doors, bar area, woodburning stove, former stage, shower room and wc and entrance hallway.

The gardens extend west and are predominantly laid to lawn with a vegetable garden, a number of mature trees and shrubs, wood store and stream running through which could be developed further to provide a water feature. The gardens as a whole extend to 0.5 of an acre.

## SERVICES

Mains electricity. Private drainage via water treatment system. Water via borehole with filtration system. Oil fired central heating and woodburner in main house, woodburner in outbuilding. Ultrafast fibre broadband available. Please note, the agents have not inspected or tested the services.

## DIRECTIONS

On leaving Taunton head out on the A358 north west towards Minehead take the left turn on the B3224 just after Bishops Lydeard and carry on along this road for approximately 3.5 miles. Take the left hand turning to Tolland down East Town Lane and at the end of this lane turn right and Woolcotts can be found on the right as you enter the village. From Wiveliscombe proceed north on the B3188 through Ford and up Pitsford Hill, past the first turning for Brompton Ralph and then take the right hand turning signposted for Tolland, proceed through the village past the church and go up the hill and as you descend out of the village Woolcotts can be found on the left hand side.





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.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current: 99 Potential: 99
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	38
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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