



Rock Cottage





# Rock Cottage Torre

Washford, Watchet, TA23 0LA

Washford 0.5 Miles. Watchet 2 Miles. Minehead 7 Miles

A picturesque detached 3/4 bedroom property set in lovely grounds and gardens with a versatile range of outbuildings including large barn, studio and home office and the additional benefit of a one bedroom en suite cabin currently used as a successful holiday let. Council Tax D, EPC E, Freehold

- Successful Air B&B The Rock Shack / Annexe
- Home Office & Studio & Workshop
- Ample Parking
- Freehold
- EPC E
- Substantial Barn & Various Outbuildings
- Organic Vegetable Gardens
- Good Village Location Within Exmoor National Park
- Council Tax D
- Small-Holding Potential

Guide Price £575,000

## Situation

Rock Cottage is situated in the hamlet of Torre which includes a thriving local pub. Nearby Washford is a small village, which benefits from a Public House, West Somerset Railway Station, a first school, post office and shop. hairdressers and a church. The larger town of Williton is 2 miles and Minehead, 7 miles away, where there are several supermarkets and a wider range of facilities. The county town of Taunton with mainline railway and motorway connections, is 16 miles away.

## Description

This delightful character property which in parts is over 300 years old has been tastefully refurbished to provide very comfortable accommodation, whilst retaining a wealth of character and now offers a blend of period features with modern facilities. It is complemented by its beautiful gardens, a successful holiday letting Airbnb cabin, a barn, a studio and an office which is ideal for home working. This property has endless scope for those who might want an escape to the country lifestyle. With 0.756 acres of land, including a productive organic garden it offers all the space and facilities to live a sustainable lifestyle.





## Accommodation

The front porch of the property leads into the spacious kitchen / dining room which is filled with natural light. Off the kitchen is a utility room which also provides a back door entrance, ideal for entering the home with muddy boots and coats as a day to day informal entrance. Leading off the kitchen/dining room is a lovely bright reception room with double french doors providing direct access into the gardens. Also on this floor is a comfortable living room with large inglenook fireplace and wood burning stove, perfect for winter evenings.

The property benefits from double glazing throughout. Upstairs are three bedrooms. Bedroom one benefits from an en suite bathroom, there is also a substantial family bathroom with free standing bath and separate shower.

## Rock Shack

The Rock Shack is a successful holiday let which has been renovated and is currently running as an Air B&B business. The one bedroom studio with en suite has been enclosed by fencing to provide separation from the main house and also has a separate vehicular access to the rear where a further large area of parking can be found, ideal for camper/caravan parking etc. Roch Shack has it's own private drainage system

## Outside

The property is surrounded by beautiful grounds and gardens, including large vegetable plot, chicken run, various fruit trees, abundance of herbaceous shrubs and flower beds. Within the grounds there are various timber sheds and stone outbuildings and 3 greenhouses.

To the front of the property there is ample off road parking with access to a former garage which has now been converted into a studio with light and power. There is opportunity subject to the necessary permissions to develop the first floor of the studio

A separate access track on the right hand side of the property leads through the grounds to a substantial barn which has endless potential for a variety of uses. To the rear of the house there is a good outbuilding currently used as a home office with ample natural light and electricity.

## Services

Oil fired central heating, Mains Water and Electricity. Mains drainage. Ofcom predicted broadband services: Superfast 24-100Mbps. Ofcom predicted mobile coverage for voice and data: Internally: Voice only: O2 and Vodafone. Externally: Data and Voice, EE, Three, O2 and Vodafone.

## Viewings

Strictly via the agent please

## Directions

From Taunton proceed to Washford on the A39. As the road bends round to the left take the second left into abbey road. Continue for 1 mile where the property will be found on the left.



Approximate Gross Internal Area = 146.1 sq m / 1573 sq ft  
 Outbuildings = 146.1 sq m / 1573 sq ft  
 Total = 292.2 sq m / 3146 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1061991)

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		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(49-60) <b>C</b>		
(34-48) <b>D</b>		
(19-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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