



Redlands



# Redlands

Wrangway, Wellington, Somerset TA21 9QG

Wellington 3 miles | M5 (J26) 4.5 miles | Taunton 10 miles

Recently refurbished 6 Bedroom  
Victorian property boasting original  
features with 2 Bedroom Annexe

- Victorian Property
- Snug
- Utility and Cloakroom
- Garden
- Freehold
- Sitting Room & Conservatory
- Large Kitchen/Breakfast Room
- 2 Bed Self Contained Annexe
- Parking for Several Cars
- Council Tax F

Guide Price £700,000

## SITUATION

Redlands is situated within the hamlet of Wrangway which lies on the lower slopes of the Blackdown Hills, a designated Area of Outstanding Natural Beauty. Wellington is within approximately 3 miles where an excellent range of shopping, recreational and scholastic facilities can be found together with easy access to the M5 situated on the eastern outskirts of the town. Junction 27 is also within 7 miles together with Tiverton Parkway railway station providing a main line rail link to London Paddington.

## DESCRIPTION

Recently refurbished Victorian property boasting original features with Victorian radiators throughout and underfloor heating to the Kitchen and Snug. The property comprises Sitting room, conservatory, dining room, snug, large kitchen/breakfast room with bi-fold doors to the garden, utility and cloakroom. To the first floor is the Master bedroom suite with en-suite and dressing room/bedroom 5 with four further bedrooms and a family bathroom. There is a 2 bedroom annexe located at the rear with its own entrance and garden.



## ACCOMMODATION

From the front entrance porch with a further door into the hallway with original tiled flooring and stairs rising to the first floor. Dining room with window to the front and wooden floor leading into the light and spacious Kitchen/breakfast room with base units, Butlers sink and open shelving, built in dish washer and space for American style fridge/freezer, a large island with breakfast bar seating to one end and to the other, storage cupboards below, Range cooker with extractor over and bi-fold doors to the garden with the benefit of under floor heating carrying through to the utility and snug. Utility with wall and base units, plumbing for washing machine and dryer and stable door to the rear. Cloakroom with low level WC and wash hand basin. Snug is a cosy room with window to the front. From the hallway, the Sitting room is a double aspect room with window to the front flowing through to the Study where there is access to the Conservatory with French doors opening to the side.

To the first floor is the Master suite with windows to the front and separately controlled lighting leading through to the En-suite with marble floor and porcelain tiles, large shower with rainfall shower head, WC and counter top vanity unit with electric towel rail leading through to the fully fitted Dressing room with window to the rear. This room can easily be turned back into a bedroom. There are four further bedrooms and a family Bathroom boasting a large slipper bath, WC, large shower with inset shelving and counter top vanity unit with storage and heated towel rail.

## OUTSIDE

The property sits within its own plot with a large driveway providing parking for up to 4 vehicles. A five bar gate leads into the south west facing garden to the rear, boasting a large terraced patio ideal for entertaining along with an area of lawn, enclosed by fencing. There is a pedestrian gate at the top leading to the Annexe. To the side at the front, is a smaller garden housing a garden storage shed, log store and the oil tank.

## ANNEXE

There is a separate access via a pathway to the annexe along with large patio and garden, ideal for alfresco dining. The annexe comprises open plan living, dining area and kitchen with built in hob and cooker with extractor over, base units with sink, open shelving, integrated dish washer. There is space for dining furniture and easy chairs/sofa. There are 2 bedrooms, both with en-suites, one boasting a free standing bath, porcelain tiles, WC and wash hand basin, the other en-suite with a shower. Ideal for use as ancillary use.

## SERVICES

Water and electricity are connected. Private drainage. Oil fired central heating. This property has the benefit of standard broadband(Ofcom). Mobile coverage available inside & outside with EE, O2, Three and Vodafone (Ofcom).

## VIEWINGS

Strictly by appointment with the vendor's selling agents, Messrs Stags, Wellington Office.

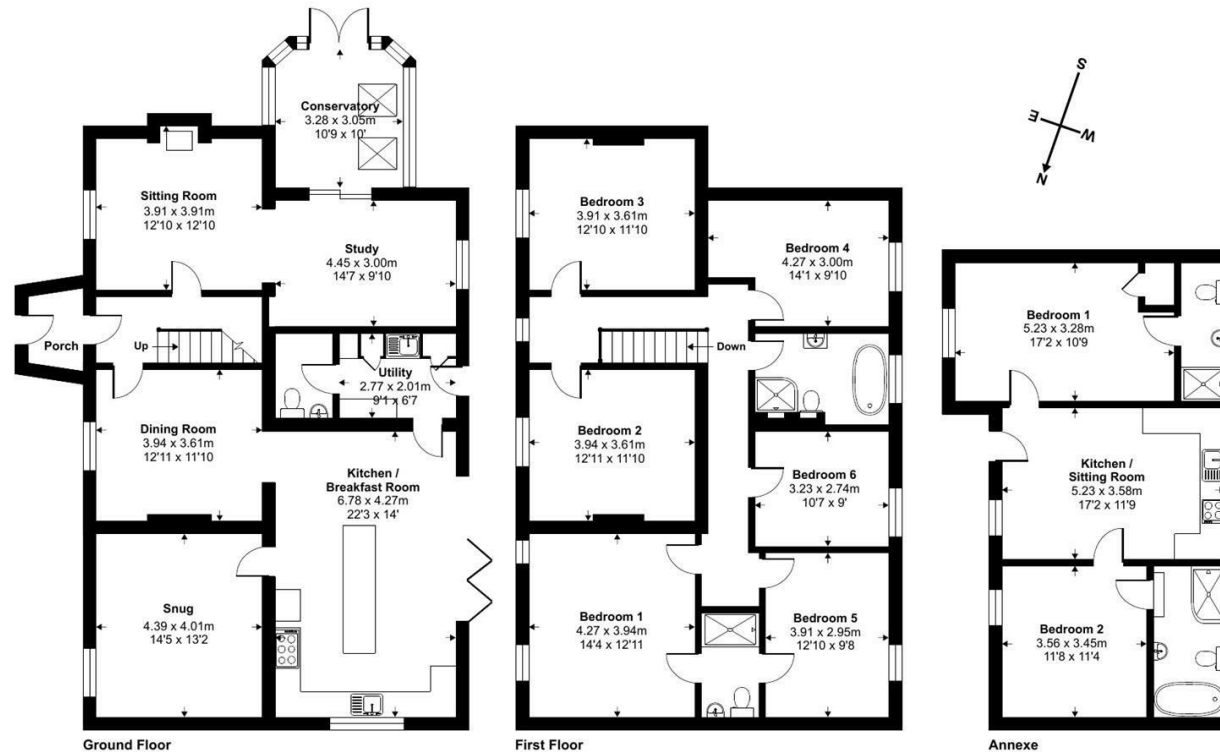
## DIRECTIONS

From Wellington town centre head towards Rockwell Green passing over the traffic lights continuing to the end. At the mini roundabout turn left onto the A38 and right at the turning signposted Wrangway/Sampford Moor. Continue along this road crossing over the M5 and take the next right where the property will be found on the right.



Approximate Area = 3215 sq ft / 298.6 sq m (Includes Annexe)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Stags. REF: 933437

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			
(92 plus) A			
(81-91) B			79
(69-80) C		64	
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

7 High Street, Wellington, Somerset, TA21 8QT

wellington@stags.co.uk

01823 662822