



The Old School House



Wellington - 6 miles * M5 J27 - 7 miles *
Taunton - 12 miles *

Grade II Listed former School House in sought after hamlet.

- Grade II Listed Former School House
- Sought After Hamlet
- Period Features
- Three/Four Bedrooms
- Two Bathrooms
- Entrance Hall With Galleried Landing
- Kitchen/Breakfast Room With Alpha Stove
- Cottage Garden & Gated Parking
- Freehold
- Council Tax band E

Guide Price £514,500

SITUATION

A rural, yet accessible location within the popular hamlet of Appley, with the Globe Inn, small primary school, village store and Appley Pavillion - a thriving community hall.

Wellington is within 6 miles and offers a good range of day to day facilities along with the popular Wellington School. The property is equidistance between three of the top schools along the Devon/Somerset border.

The county town of Taunton and the cathedral city of Exeter are both within an easy drive and offer a greater range of shops, amenities, sixth form Colleges and Exeter University. The M5 motorway is easily accessible at junctions 26 and 27 and mainline rail stations at Tiverton Parkway and Taunton having regular services to London Paddington.

DESCRIPTION

An attractive Grade II Listed former school house in the very heart of Appley Cross, just 15 minutes (6 miles) from Wellington. The property has a wealth of period features and charm throughout.

In brief, the property comprises entrance/dining hall, sitting room, shower room, country kitchen/breakfast room, utility and conservatory on the ground floor. Upstairs the galleried landing leads to three/four bedrooms and a bathroom with large storage cupboard. Outside is a pretty cottage garden and gated parking.

ACCOMMODATION

Front door into vaulted ceiling Dining Hall/Entrance with wooden staircase to Galleried Landing. Exposed A frames and beams and beautiful window to the front. Door into Sitting Room, stripped floorboards and inglenook fireplace, with huge lintel, bread oven, pretty stone nooks and detailing, woodburning stove. Two windows to front aspect. Across the hallway, entrance to inner hall. Door to Shower Room, with WC, wash hand basin and shower cubicle. From hallway, door into Kitchen/Breakfast Room. A lovely room with ample space for dining. Dual aspect windows, stone flooring, original exposed beams and lintels. Large inglenook with wood lintel, exposed stone and deep tiled sill housing the Alpha Stove. Bespoke fitted kitchen base and wall units in cream, topped with a dark quartz work surface. Ceramic sink, plumbing for dishwasher. Recess and door through to Utility Room, with ample space and plumbing for white goods, dual aspect windows, sink and great storage. Further door to the conservatory a lovely space for plants, potting and good access to the garden.

Upstairs the Galleried Landing leads off in two directions. To one end, an inner corridor leads to two pretty Bedrooms. One has two windows to the

front and the other a picture window to the side aspect.

At the other end of the Landing, is another corridor leading to a good size Bathroom with bathtub, WC, wash hand basin, wall lights and window to the side. Door to large storage cupboard.

Door to Principle Bedroom Suite - consisting of two interconnecting double Bedrooms. The first room is presently set out as an office with dual aspect windows to both side and large storage cupboards. A pretty door leads into the second room, currently the Master Bedroom with window to front. These two rooms offer flexible space.

OUTSIDE

Outside the property is entered via gates, giving secure parking for several cars. The pretty cottage style garden is predominately to the front and side of the property, with level lawned area, two mature apple trees and a plum tree and shrubs interspersed with gravelled areas, lovely places to sit and affluent flower beds which are well stocked and tended. A well built timber shed provides additional storage and wood store.

SERVICES

Oil fired heating. Mains electricity and water. This property has the benefit of standard broadband(Ofcom), Mobile coverage available inside with O2, and Vodafone (Ofcom).

VIEWINGS

Strictly by arrangement through Stags Wellington

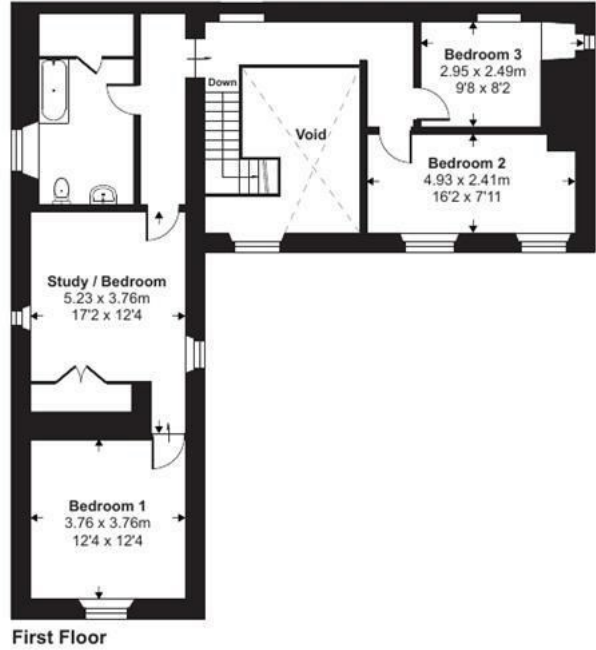
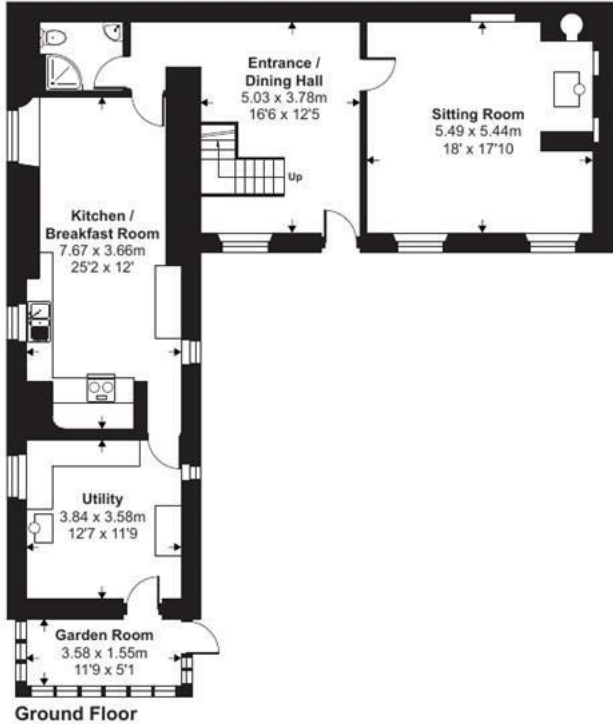
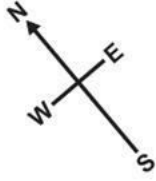
DIRECTIONS

From junction 26 of the M5 motorway (Wellington) continue to the roundabout with the A38 and take the first exit signposted Exeter. Bear left at the next roundabout and continue past the Beambridge Inn on your left hand side and continue to the top of Whiteball Hill. At the top of the hill turn right signposted Greenham, Appley and Ashbrittle. Continue on this road passing through Greenham and then into Appley. Take the first left hand turn at Appley Cross (before the school) and you will see the property on the right hand side.



Approximate Area = 1989 sq ft / 184.7 sq m (excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1076177

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Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B		80
(69-80) C	(55-68) D	44	
(46-68) E	(21-45) F		
(1-45) G			

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

7 High Street, Wellington, Somerset, TA21 8QT

01823 662822

wellington@stags.co.uk

stags.co.uk