



---

Keepers Cottage



Wellington 4.4 miles. Hemyock 2.1 miles.  
M5 (J26) 6.3 miles.

---

## A detached country house with magnificent views and spacious accommodation

---

- Four Bedrooms
- Two En Suites
- Family Bathroom
- Sitting Room
- Kitchen/Diner
- Dining Hall/Entrance Hall
- Established Gardens
- Double Garage and Parking
- Freehold
- Council Tax F

Guide Price £775,000

### SITUATION

Located not far from the village of Hemyock, situated within the Blackdown Hills, a designated Area of Outstanding Natural Beauty. Hemyock provides a good range of local services including a health centre, primary school, nearby secondary school (Uffculme), Churches and public house. Approximately 10 minutes drive is the larger market town of Wellington with a further extensive range of facilities, accessible to the M5 motorway at Junction 26, and the nearest railway link at Tiverton Parking approximately 7 miles distance. The county town of Taunton provides further mainline railway links and an extensive range of shopping and educational facilities. The market towns of Cullompton and Honiton are both within 20 minutes drive.

### DESCRIPTION

A well appointed individual detached property with commanding views, providing flexible and spacious accommodation which has been upgraded over recent years. The accommodation consists of four bedrooms, two with en suites. The triple-aspect sitting room takes advantage of the rural views, whilst the good sized kitchen/diner and entrance hall, which has been previously used as a dining hall, offers ample space. Outside, there are landscaped gardens and a double garage.

### ACCOMMODATION

The entrance porch leads to the entrance hall/dining hall with stairs to the first floor and bi-fold doors lead to the decked area with stunning rural views, there is a cloaks cupboard and access to all rooms. The kitchen/diner features a large picture window, a range of farmhouse style kitchen units with an inset sink, oil fired Aga, built in oven and hob and space for a table and chairs. There is also a door to the utility room with further units, an inset sink, space for appliances, and a door to the pantry and

garden. Completing this floor are two bedrooms, one benefiting from an en suite shower room and a cloakroom.

On the first floor, a spacious light-filled sitting room with a triple aspect takes advantage of the views across the valley and towards Wellington monument. With feature fireplace with a multi-fuel stove. Also on this floor are two further bedrooms, with the master providing a dressing area with built in wardrobes and benefiting from a good sized en suite.

### OUTSIDE

The gardens have been landscaped to take advantage of the rural views, featuring two decked areas ideal for al fresco dining and entertaining, an area of lawn planted with mature plants and shrubs, a greenhouse and a log store. There is also a double garage and ample parking.

### VIEWINGS

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

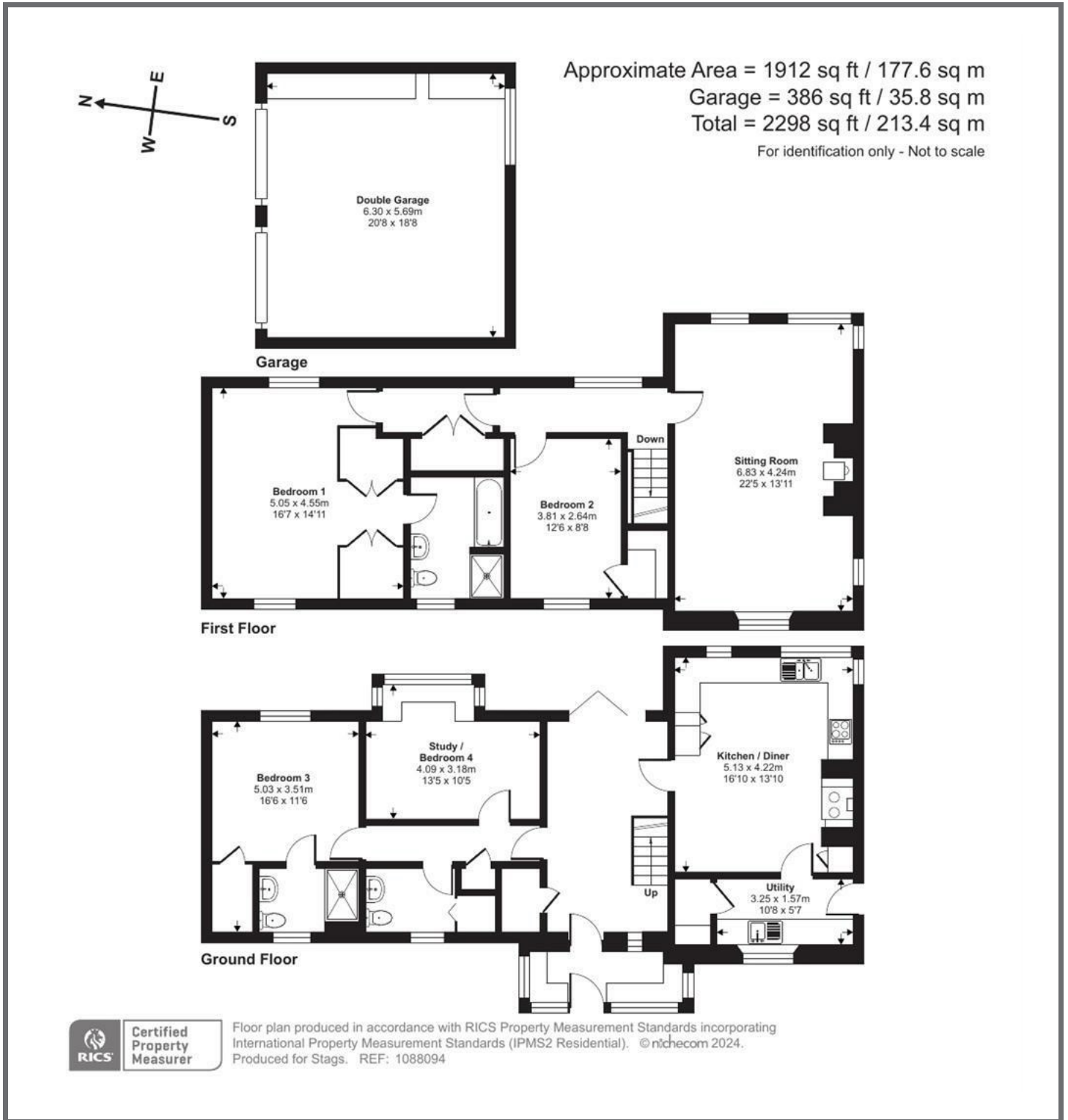
### SERVICES

Mains Electric, Private water and drainage. Oil Heating. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage limited inside with Three, Vodafone and 02(Ofcom).

### DIRECTIONS

From Wellington town centre, head towards Rockwell Green, passing over the traffic lights. At the mini-roundabout, turn left onto the A38, then right at the Buildbase junction. Follow the road, taking the next left towards Wrangway. Continue up the hill for approximately 1.4 miles. At the very sharp left-hand bend, take the right turn, and immediately afterward, take the next left. Follow this road for just over half a mile and the property will 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		Current	Potential
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		62	74
(39-54) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales			

7 High Street, Wellington, Somerset, TA21 8QT

01823 662822

wellington@stags.co.uk

stags.co.uk