



Greenham Cottage

Greenham Cottage, Greenham, Wellington, Somerset, TA21 0JN



* Wellington 5 miles * Taunton 12 miles *
Tiverton 11 miles * M5 (junction 26) 7 miles
* M5 (junction 27) 6 miles *

A highly attractive detached house with delightful gardens and grounds extending to approximately 4.0 acres.

- Detached Period Cottage
- Landscaped Gardens
- Separate Studio
- Three Reception Rooms
- Four Bedrooms – Two Bathrooms
- Farmhouse Kitchen
- Double Garage & Parking
- Field & Canal Approximately 4.0 Acres
- Freehold
- Council Tax E

Guide Price £825,000

SITUATION

Greenham Cottage is situated in a wonderful location close to the centre of Greenham. Greenham is a small hamlet with a range of mainly period properties, situated within five miles of Wellington. Wellington provides a good range of shopping and leisure facilities, together with excellent schooling in the state and private sector. Greenham provides easy access to beautiful rolling countryside but remains very accessible with the M5 junction 26 only five miles away and the County Town of Taunton is eleven miles. Taunton has a mainline railway link with trains to London Paddington in under two hours.

DESCRIPTION

Greenham Cottage is a detached period property with spacious flexible accommodation benefitting from wonderful gardens and adjoining land. The property owns approximately 200 meters of the Grand Western Canal and has a studio with a kitchen & shower room. The property is enhanced by the adjoining field, which is approximately 2.5 acres and in all the property is approximately 4.0 acres.

ACCOMMODATION

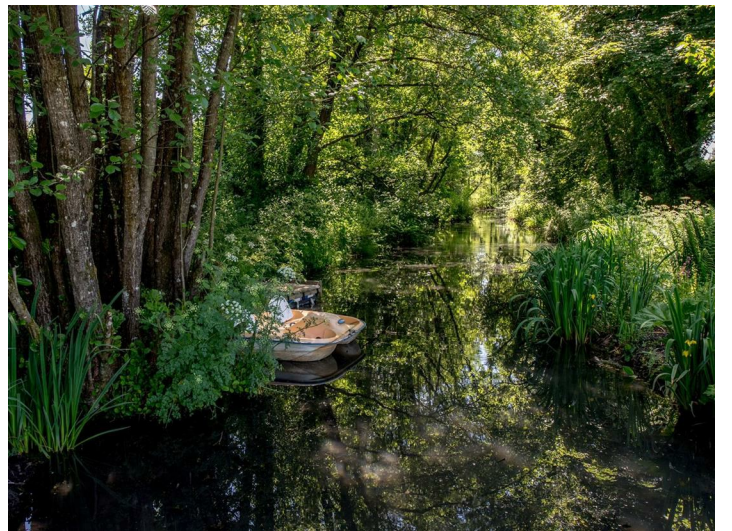
A covered porch gives access to the front door and into the entrance hall with stairs rising to the first floor and under stairs cupboards. The kitchen / breakfast room is triple aspect and centres on a one and a half bowl single drainer sink range of kitchen units. A door gives access to the main front door. There is an oil-fired rayburn, which does the cooking and the heating and a bay window with windows seat and a cupboard below. There is a study, which leads through to the downstairs bathroom, which has a low-level WC, wash basin and panelled bath. The sitting room is dual aspect room centred on an open fire with tiled surround and a slate hearth with fitted cupboards and bookshelves to one side. Double doors lead to outside and a further set of double doors lead to the conservatory, which has a tiled floor and lovely views over the garden. On the first floor the property has four bedrooms, two doubles and two small singles. There is a family bathroom with a shower cubicle, low level WC and wash basin.

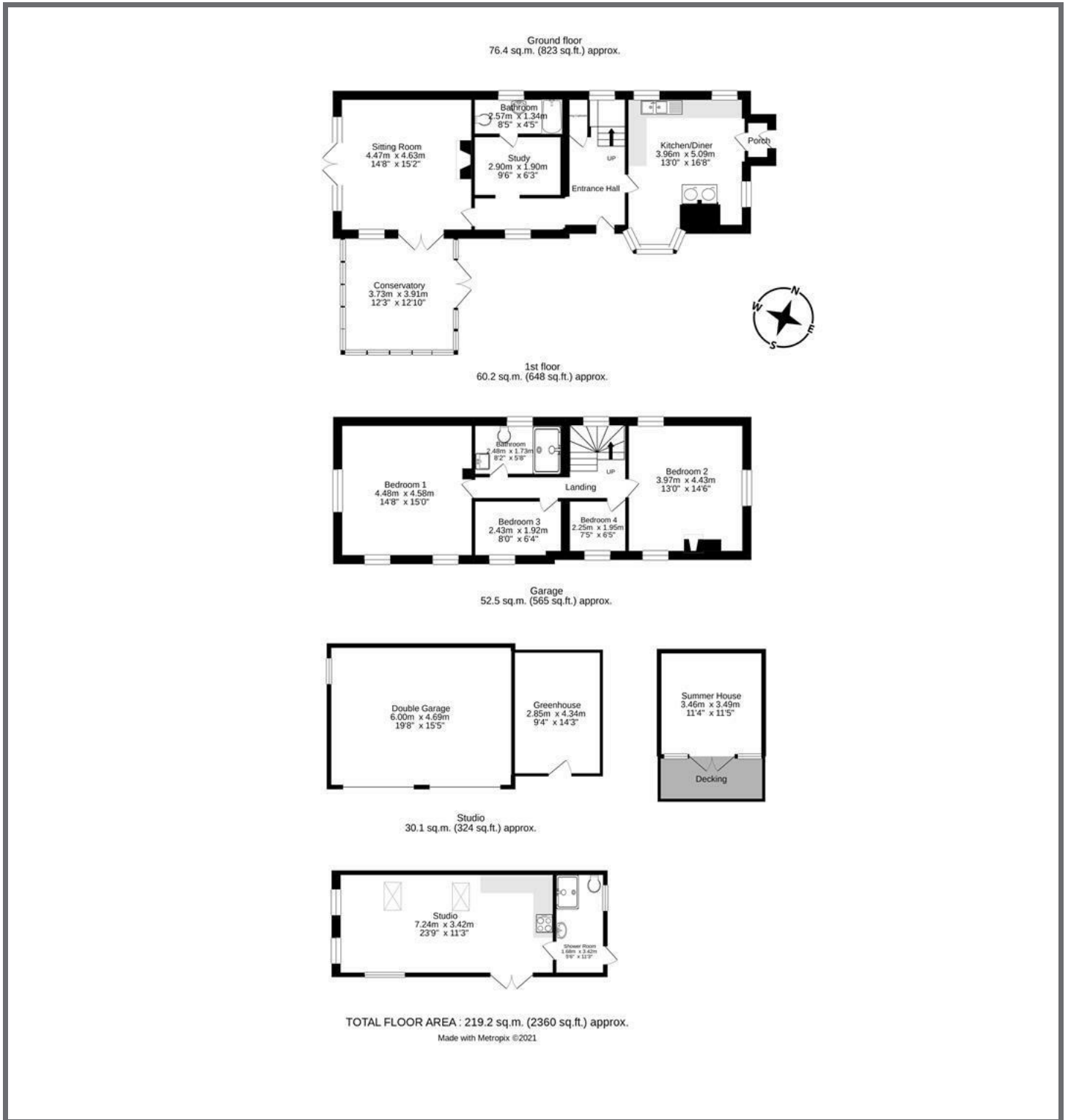
OUTSIDE

The setting of Greenham Cottage is one of its major appeals. The property is approached of the village road via a gravelled driveway leading to an extensive parking and turning area. There is a studio in the grounds constructed of timber with a tiled roof. This has been used as an area of occupation for a number of years and includes a kitchen area, bathroom and spacious living accommodation. This has its own separate garden with a flower and shrub border surround and a gravelled patio area. The gardens are hugely attractive and well maintained and include various garden rooms that include areas of lawn with flower and shrub borders and mature trees. There is a fully insulated summerhouse, a green house and vegetable growing areas, sitting out areas and a double garage with a range of fitted shelves. The whole gardens are extremely private and mature and provide an idyllic rural setting. Included in the garden is stretch of the former Grand Western Canal, which extends to approximately 750 ft and is a highly attractive feature of the property. The current owners have cleared the area around the canal impressively and now it has various leisure options. A gateway leads to the field, which has great amenity appeal and potential for a variety of livestock uses but is currently used for leisure purposes a small copse and there is a separate gate onto the main road.

DIRECTIONS

From the A38 heading towards Tiverton, turn right signposted Greenham 1.5 Miles. Follow the road into the village and the house is the first property 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			
(39-54) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	80

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