



Laurel Cottage



Wellington 5 miles / Taunton 12 miles /
Exeter 22 miles / M5 (J27) 6 miles

**A charming grade II listed
village property full of
character and period features.**

- Characterful Period Property
- Abundance Of Period Features
- 4 Bedrooms
- Master En Suite & Family Bathroom
- Sitting Room & Dining Room
- Kitchen & Utility
- Further Reception Room/Office
- Established Gardens
- Freehold
- Council Tax E

Guide Price £525,000



SITUATION

Situated in the heart of this sought after village which lies close to the Somerset/Devon border. The village offers a good range of facilities including primary school, village hall and church and is close to some lovely canal walks. The market towns of Wellington and Tiverton are equidistant and offer a wide range of shopping and recreational facilities whilst the larger town of Taunton and the Cathedral City of Exeter offer more leading department stores, sixth form colleges and Exeter University. The M5 is readily accessible at junction 27. There are regular rail services to London Paddington from Tiverton Parkway whilst Exeter international airport provides a number of domestic and international flights. The area affords exceptional schooling for all ages with a fine village school which feeds directly into Uffculme School which has an excellent reputation. For independent schools Wellington School and Blundells are within easy reach.

DESCRIPTION

Nestled in the heart of Holcombe Rogus, this stunning Grade II listed attached village home offers a blend of historic charm and modern convenience. Extensively renovated in 2019 by the current owners, Laurel Cottage boasts a wealth of period features, providing a warm and inviting atmosphere for family living.

ACCOMMODATION

Upon entering, you are greeted by a spacious entrance hall featuring oak wood flooring and a staircase leading to the first floor. The sitting room exudes character with exposed beams and a central fireplace with cast iron fire with wood surround on tiled hearth. To one side, there is a built-in dresser cupboard, while the adjacent dining room offers ample dining space with a window seat and a fireplace featuring an inset woodburning stove on tiled hearth and tiled flooring and archway into kitchen. The kitchen is thoughtfully designed with cream units with work surfaces over incorporating stainless steel sink unit. Large range cooker and extractor hood, space for large fridge/freezer. A step leads up into the rear lobby with a door to the garden. A step leads up to the back room – currently used as treatment room. This has a

separate side access and could be a home office or downstairs bedroom. There is also a cloakroom and utility on this floor.

The split-level landing upstairs leads to four well-appointed bedrooms with some having high vaulted ceilings and exposed beams, each offering unique charm and comfort. Bedrooms 1, 2 and 4 boast ample natural light and built-in storage, while bedroom 3 features a period fireplace and picturesque garden views. Bedroom 1 benefits from an en-suite shower room with shower cubicle with inset electric shower, pedestal wash basin, WC and heated towel rail. Family bathroom comprising a matching white suite with bath with shower attachment and mains shower over, pedestal wash basin, WC, heated towel rail and part wood panelling.

OUTSIDE

Outside, the property boasts a delightful cottage-style garden, enclosed by attractive stone walls, with a former outhouse and a charming paved patio perfect for outdoor relaxation, bordered by mature shrubs and side gate to front. There is on-street parking to the front of the property.

SERVICES

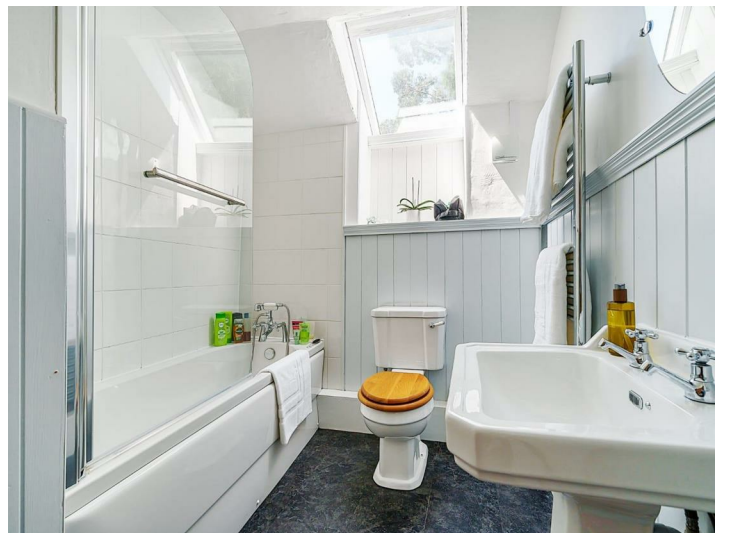
Mains electricity, water and drainage. Oil fired heating.

VIEWINGS

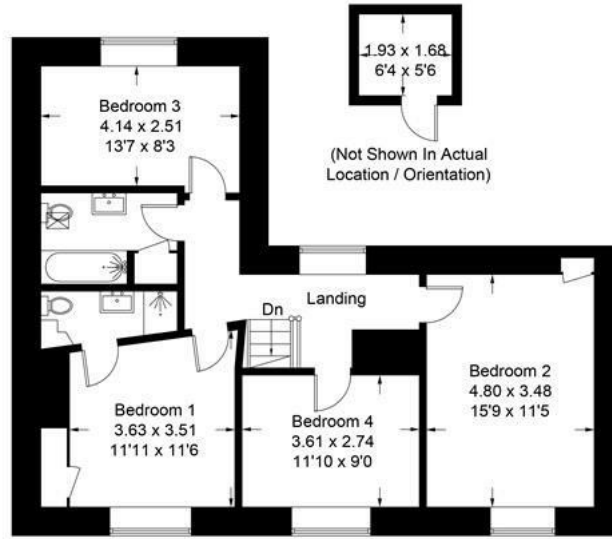
Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

DIRECTIONS

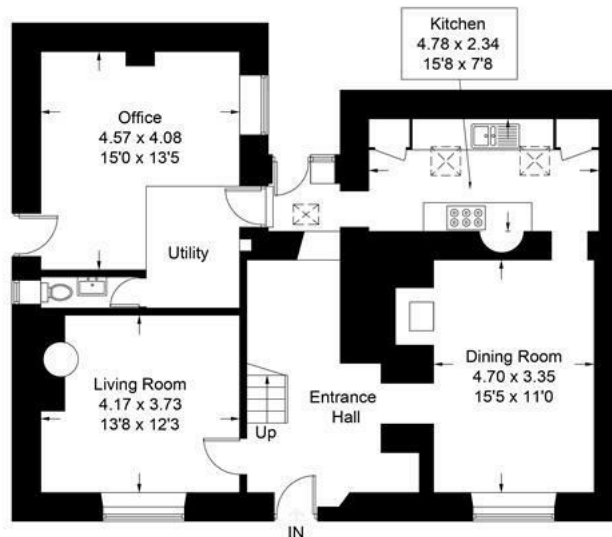
From J27 of the M5 proceed towards Wellington along the A38. Take the turning left at the top of Whiteball Hill towards Holcombe Rogus, Ashbrittle and Greenham. After approx 1/2 mile turn left to Holcombe Rogus. Follow the signs to Holcombe Rogus. Continue through the village where the property will be found on the right hand side.



Approximate Gross Internal Area = 167.4 sq m / 1803 sq ft
Outbuilding = 3.1 sq m / 34 sq ft
Total = 170.6 sq m / 1837 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1058996)

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.



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