



Fort Villa



Wellington 4.4 miles | Taunton 8 miles | M5 (j26) 5.6 miles

Impressive period property set within the popular village of Milverton.

- Four Bedrooms
- Master En Suite & Family Bathroom
- Spacious Sitting Room
- Snug
- Kitchen/Breakfast Room
- Pretty Courtyard Gardens
- Freehold
- Council Tax - D

Guide Price £525,000

SITUATION

Fort Villa is situated in the centre of Milverton, which is a Conservation village with a strong community spirit and provides an excellent range of day-to-day facilities including post office, village stores, public house, church and primary school. Wellington is within 4.5 miles offering shopping, recreational and educational facilities along with easy access to the M5 motorway situated on the outskirts of the town. The County Town of Taunton is within 9 miles offering an even greater selection of facilities together with a main line rail link to London Paddington.

DESCRIPTION

An individual period property with a wealth of character and charm. The property comprises a reception hall, spacious and light sitting room, snug, bespoke kitchen/breakfast room and utility/WC. To the first floor is the principal bedroom with en-suite and a further three bedrooms and a family bathroom. There are pretty enclosed front and rear gardens.

ACCOMMODATION

Solid front door into the reception with herringbone wood block floor., stairs to first floor. Doors to all rooms lead off the hall including the snug; his well appointed room features a sash window with pretty views out to the front garden area. A central fireplace is a particular feature of this room wood burning stove with an attractive alcove to the side. Wooden flooring adds to the character with high ceilings creating a feeling of space. The sitting room is spacious and light and with brick inglenook style fireplace, a wood burning stove and an oak Bessemer beam. A pretty sash window looks out to the front of the garden area and allows an abundance of natural light in. Exposed beams and natural wood flooring add charm and character to this most impressive space. At the rear of the property is a stunning kitchen and breakfast/dining area. With a comprehensive range of wall and base units with pewter handles and granite work surfaces over provide excellent storage. Integrated appliances include a full height fridge/ freezer, dishwasher and wine cooler, range cooker which includes mains gas hob, double electric ovens and grill below, with extractor fan over. Additional combination microwave with plate warmer under. A large Velux light window over makes this a light and bright space. Laminate wood effect flooring adds to a contemporary feel that extends across to a spacious breakfast/dining area. A further breakfast bar offers informal entertaining space. Stable door gives access out to the rear courtyard garden. At the far end the utility and cloakroom can be seen with plumbing for a washer/dryer.

The master bedroom is spacious and light with views to the front with large walk-in wardrobe. Rustic natural reclaimed wood panelling runs along one wall with en suite shower room, There are three further bedrooms and a family bathroom offers a luxurious design including vanity unit with mirror over with contemporary style fittings, and overhead shower set within the bath.

OUTSIDE

Wrought iron gate leads to a cobbled path and steps to front door with further gate giving access to side. Cottage gardens provide screened seclusion to the property to include gravelled pathways and pretty flower borders, edged by mature ornamental trees and flowering shrubs, topiary box hedging and beautiful wisteria across the front of the house. The enchanting rear courtyard cottage garden is split level, the first being gravelled with access leading to a useful store/garden shed. The main area is laid with flagstones. An attractive period stone wall runs around the boundary, with established climbers enjoy this sunny position. Flower borders edge the rest of the sun terrace and are filled with herbaceous plants alongside clipped topiary hedging outlining the area. The garden is a perfect outside entertaining space.

SERVICES

Mains electricity water, drainage and gas central heating. This property has the benefit of ultrafast broadband(Ofcom), Mobile coverage available inside & outside with O2, and Vodafone (Ofcom).

VIEWINGS

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

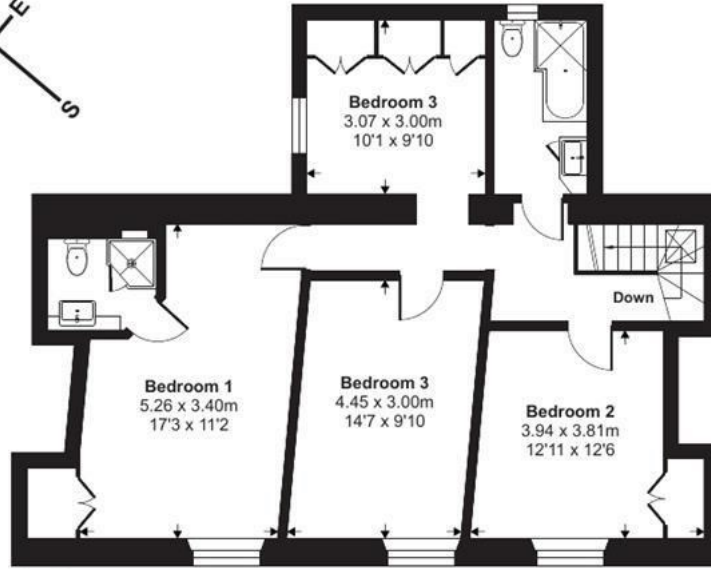
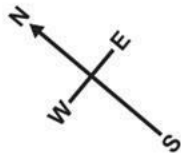
DIRECTIONS

From Wellington head in a northerly direction for approximately 4.5 miles whereupon Milverton will be reached. Continue down into the village and at the Milverton village stores continue past St Michael's Hill and after a short distance the property will be found on the left hand side.

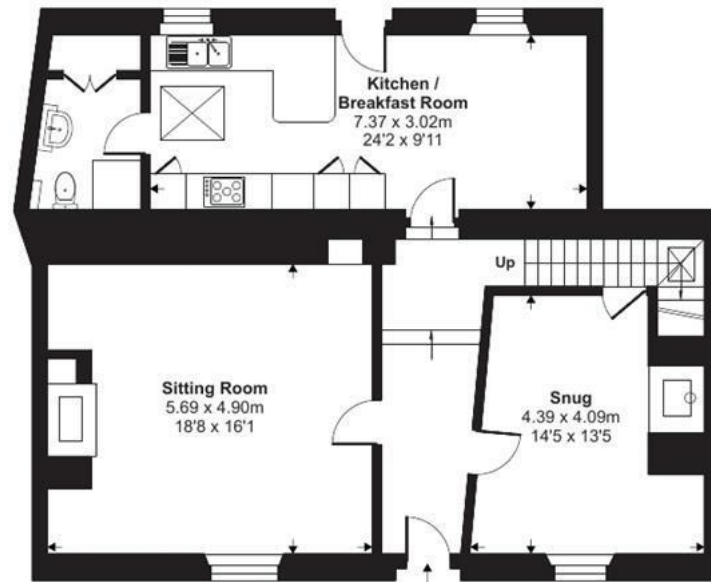


Approximate Area = 1824 sq ft / 169.4 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1110845

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Energy Efficiency Rating		Current	Potential
(92-100) A			83
(81-91) B			
(69-80) C		63	
(55-68) D			
(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