



---

Bindon Cottage





Milverton & Wellington 3.5 miles \*  
Wiveliscombe 4 miles \* M5 (J26) 5 miles \*  
Taunton 10 miles

---

A beautiful period 3/4 bed cottage in a peaceful, rural setting.

---

- Detached
- Kitchen / Breakfast Room
- Three Bedrooms
- Three Reception Rooms
- Garage & Workshop
- Established Gardens
- Council Tax Band F
- Freehold

Guide Price £595,000



#### Situation

Bindon Cottage lies within a peaceful, rural yet accessible location between the villages of Milverton and Langford Budville, with their churches, village halls, public houses and shop. The town of Wiveliscombe is within 4 miles offering a good selection of day to day facilities and Wellington 3.5 miles offering a selection of shopping, recreational and scholastic facilities, together with easy access to the M5 motorway situated on the outskirts of the town. The County Town of Taunton is within 10 miles of the property where an even greater selection of facilities can be found, together with a main line rail link to London Paddington.

#### Description

A pretty stone and rendered cottage set beneath a tiled slate effect roof with attractive Victorian style bargeboards. The cottage is full of charm with the addition of a modern garden room incorporating plenty of glass to enjoy the wonderful outlook over the garden and grounds beyond. In brief, the accommodation comprises a sitting room, kitchen/dining room, utility, garden room and downstairs bedroom/reception room with en-suite. On the first floor are 3 bedrooms and a family bathroom. Outside, the property benefits from a double garage, parking for a number of vehicles, a workshop, woodstore and a large garden with an abundance of mature trees and shrubs.

#### Accommodation

A wooden front door opens into the spacious entrance hallway with pretty tiled floor, window to side and shutters to either side of the entrance through to the sitting room. The sitting room, with stairs to first floor, has the benefit of a wood burning stove and double doors opening out onto the terrace. There is an understairs cupboard, arched door to garden room and opening through to the kitchen. The kitchen/dining room is a wonderfully light room with skylights overhead and glazed double doors through to the garden room. The kitchen comprised a range of wall and base units with work surfaces over, integrated oven and electric hob with extractor over. There is an inset stainless steel sink to one side and a further larger sink unit with drainer and hose mixer tap, positioned to enjoy views over the garden. Space for dishwasher, fridge/freezer and microwave. A door leads from the kitchen into the utility with door to rear garden, fitted shelving, work surface and plumbing and space for washing machine. From the dining area, glazed wooden double doors open into the garden room with large picture windows to one wall enjoying views across the garden and glazed double doors to the side providing access to the raised terrace, again with

views across the garden. The 2nd reception room/ground floor bedroom, with window to side, can accessed from the sitting room and has the added benefit of an en-suite bathroom with WC, bath with shower attachment over, wash basin and window to rear.

On the first floor are 3 bedrooms, a family bathroom and steps to sliding loft hatch. Bedroom 1 has 2 built in wardrobes and window with beautiful views over looking the garden and countryside beyond. Bedroom 2 also benefits from built in storage. The family bathroom comprises a WC, wash basin and enclosed shower cubicle.

#### Outside

The property is approached via a long - shared driveway, passing the rear of Bindon House, to the double garage, with sliding door, power and light, situated on the left hand side. The drive continues down, passing the covered storage area to the right with steps down to the rear of the cottage and further to the parking and turning area. To the rear of the house is a good sized workshop and a separate log store. To the front of the house is a raised terrace overlooking the main garden and beyond. The large garden is mainly laid to lawn with a range of mature trees and shrubs.

#### Services

Mains water and electricity. Oil fired central heating. Private drainage - not compliant. This property has the benefit of ultrafast broadband(Ofcom), The current owners use Gigaclear. Mobile coverage limited inside & outside with EE, and Vodafone (Ofcom).

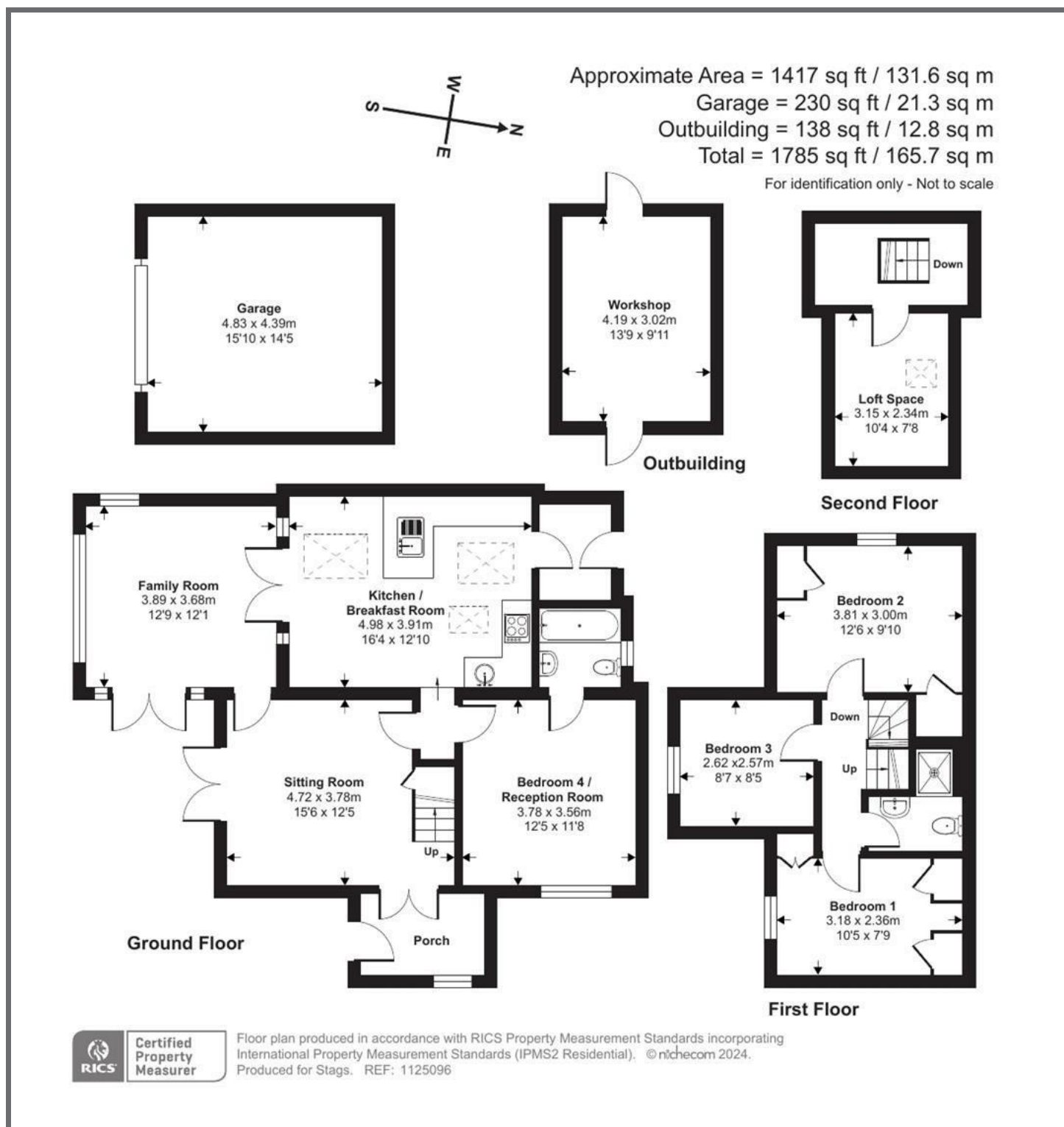
#### Directions

From junction 26 of the M5 motorway follow the signs into Wellington Town Centre. At the traffic lights immediately outside our office turn right into North Street signposted Milverton and follow this road for approximately 2 miles. Having left the town and on an S bend turn left signposted Langford Budville and continue through the village passing the public house on the left hand side then turning right towards Wiveliscombe. At the next crossroads turn right towards Wiveliscombe for approximately 0.9 miles whereupon the entrance to Bindon Cottage will be seen on the right hand side signposted Bindon Country House. Continue up this gravelled driveway for 0.3 miles and immediately after the turning to Bindon House, turn right passing behind the house and continue to the end of the drive where Bindon Cottage will be found.









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		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(35-40) G	39	
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

7 High Street, Wellington, Somerset, TA21 8QT

01823 662822

wellington@stags.co.uk

stags.co.uk