



Laurel Cottage



Wellington 4 Miles. M5 (J26) 5 Miles.
Taunton 12 Miles.

An individual detached three bedroom property with commanding views.

- Three Bedrooms
- Family Bathroom
- Sitting Room
- Further Reception Room
- Kitchen
- Established Gardens
- Garage & Workshop
- Rural Views
- Freehold
- Council Tax E

Guide Price £495,000

SITUATION

Situated in a commanding location overlooking the Culm Valley and set within the Blackdown Hills, designated an Area of Outstanding Natural Beauty. The village of Hemyock offers a good range of day to day facilities including doctors surgery, post office and tennis and bowls clubs. Wellington, Taunton and Honiton are all within an easy drive, together with the M5 motorway providing easy links to both Exeter and Bristol.

DESCRIPTION

A detached property in an elevated position with lovely rural views across the Culm Valley. The property provides three bedrooms, a first floor bathroom, kitchen/dining room, sitting room, and a further reception room. Outside are established garden and garage/workshop. The property is being offered with no onward chain.

ACCOMMODATION

Entrance porch leading to entrance hall with stairs to first floor. Sitting room with fireplace and window to front, taking advantage of the views. Further reception room with fireplace and window to front again with views and door to kitchen with a range of units with worksurfaces over, inset sink, double oven and hob, pantry. Door to rear lobby, cloakroom and store/work room. On the first floor are three bedrooms, two with front aspect and lovely views with the master having built in wardrobes. Family bathroom with bath, Wc and wash hand basin.

OUTSIDE

Outside is a sweeping drive leading to

area of parking. At the top is a useful building that is currently been used as a garage and workshop. At the bottom of the drive is a further garage. The gardens are mainly laid to lawn with established plants and shrubs with stone outbuilding and greenhouse.

VIEWINGS

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

SERVICES

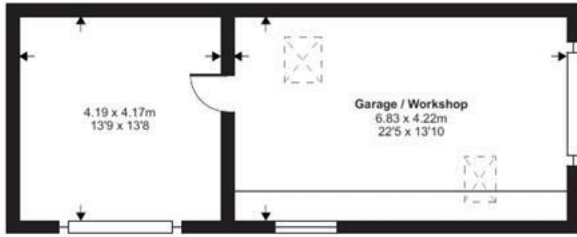
Mains electricity, mains water, private drainage - septic tank. Oil heating. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage limited inside & outside with EE, Three, Vodafone and 02 (Ofcom).

DIRECTIONS

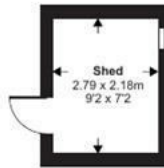
From the Wellington bypass turn into Monument Road and continue to the crossroads at the top of the hill. Continue straight across towards Hemyock and continue descending down Pencross Hill and just after the a sharp left bend the property will be found on the turn right.



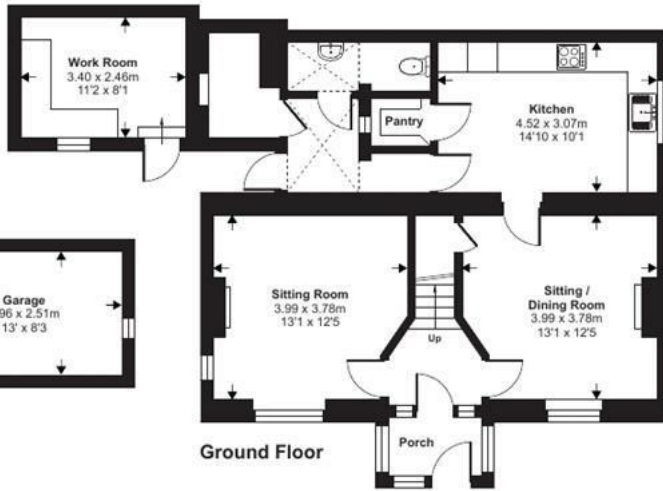
Approximate Area = 1343 sq ft / 124.7 sq m
 Garages = 620 sq ft / 57.5 sq m
 Outbuildings = 157 sq ft / 14.5 sq m
 Total = 2120 sq ft / 196.7 sq m
 For identification only - Not to scale



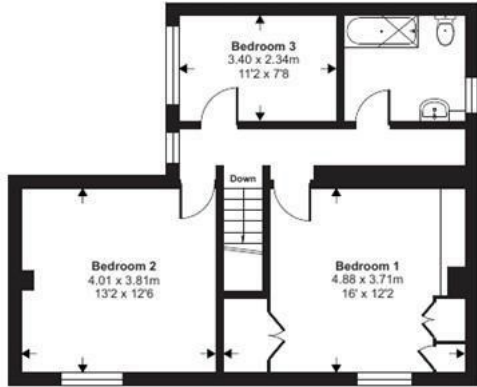
Garage 2



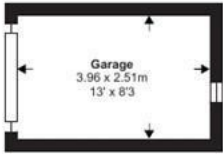
Outbuilding 2



Ground Floor



First Floor



Garage 1



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Stags. REF: 1119263

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	(69-88) C	(55-77) D
(55-68) E	(49-54) F	(35-47) G	
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		81	33

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