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Woodbury Cottage





Wellington 3.5 miles M5 (J26)/(J27)/Railway Station 5 miles

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A character Cottage with adjoining annexe, garage block & adjoining level paddock with 2 stables, in all 2.31 acres.

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- Four Bedrooms
- Sitting & Dining Room
- Garden Room/Conservatory
- Family Bathroom & Ensuite
- One Bed Annexe
- Triple Garage & Stables
- 2.31 Acres
- Council Tax Band F
- Freehold

Guide Price £750,000



### SITUATION

Holywell Lake is a popular village situated within 3.5 miles of Wellington which offers a good selection of day to day shopping facilities. Access to M5 Motorway can be gained at junction 26 on the outskirts of the town. The County Town of Taunton is within 12 miles of the property where excellent shopping, recreational and scholastic facilities can be found together with a main line rail link to London Paddington.

### DESCRIPTION

A detached four bedroom property, with one bedroom adjoining annexe, located on the edge of the village. The property comprises, kitchen, dining room, sitting room, conservatory. Four bedrooms on the first floor, family bathroom and en-suite. Outside are established gardens, triple garage and a paddock with stables.

### ACCOMMODATION

From the entrance porch to the hallway, doors to all rooms and stairs to first floor. Dining room to the right, windows to front and Inglenook style fireplace and log burner. Bespoke kitchen with granite worktops, a range of wall and base units, tiled splashbacks, Belfast sink and a four oven aga and further built in oven. Opposite the kitchen is the utility and door to rear garden. Spacious sitting room with fireplace and log burner, with doors to the large garden room/conservatory with views over the garden and across the paddock, door also to the adjoining one bedroom annexe comprising of hall, kitchen/sitting room and shower room with separate access to garden.

To the first floor is the landing with doors to all four bedrooms, master with en-suite bathroom benefitting from excellent fixtures including free standing roll top bath, built in wardrobes and windows to front. There are a further two double bedrooms, single room and family bathroom.

### OUTSIDE

The front of the property is protected from the village lane by a stone retaining wall and timber fencing providing much privacy and double wooden gates giving a secondary access. To the rear of the property is large courtyard with extensive patio and pergola.

In front of the house are several ponds connected by various water ways together with a low stone retaining walls with inset flower beds. To the side is a brick style paved sun terrace protected by stone retaining walls, steps lead up to a large area of lawn and a gravelled pathway which lead to the substantial garage/workshop and adjoining store room. There is further parking area to the side and access to the the paddock where there are two wooden stables and a feed store.

### VIEWINGS

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

### SERVICES & AGENTS NOTE

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

The property did have water ingress in 2015 please ask agent for further details.

### DIRECTIONS

From Wellington head in a westerly direction along the A38 and after approximately 2.5 miles turn right opposite The Beambridge Inn signposted Holywell Lake. At the crossroads turn right, continue down into the village, Woodbury Cottage will be seen on the left on the corner to the lane that leads to Thorne St Margaret. Do not follow your Satnav.

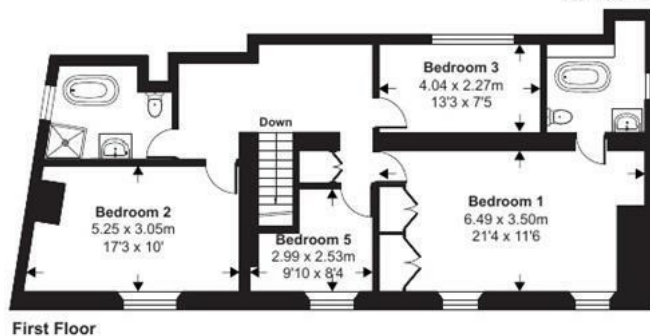




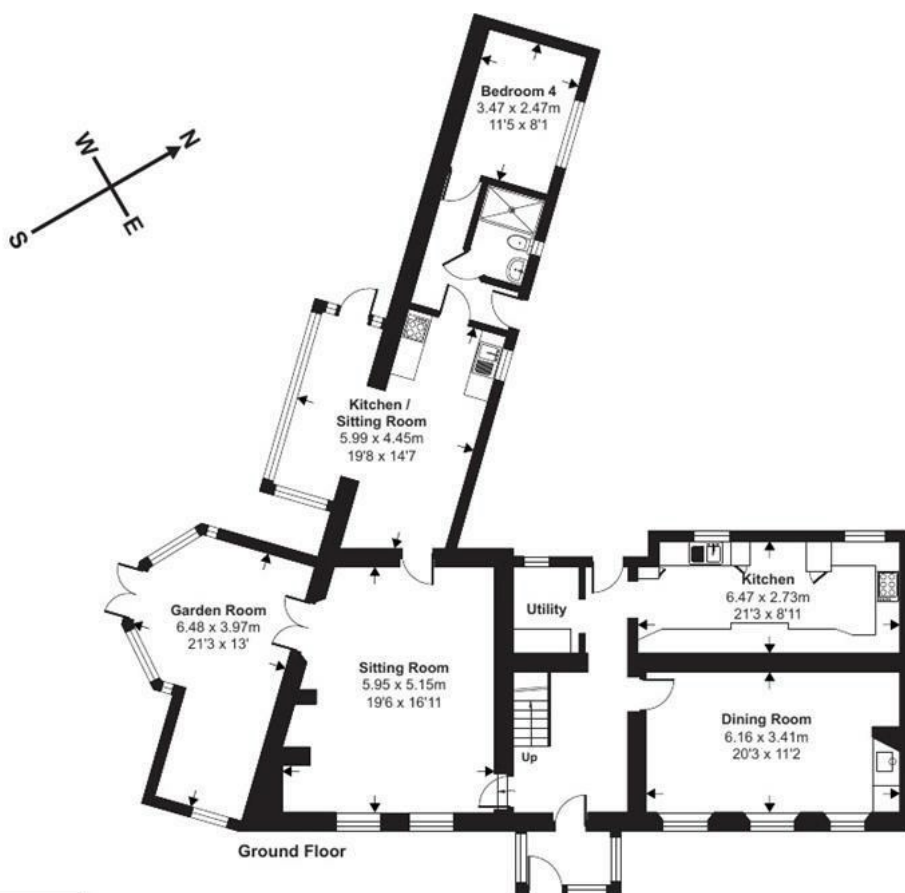


Approximate Area = 2610 sq ft / 242.4 sq m

For identification only - Not to scale



First Floor



Ground Floor



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1141489

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                                    |         |           |
| 81-91 B                                     |         |           |
| 69-80 C                                     |         |           |
| 55-68 D                                     |         |           |
| 49-54 E                                     |         |           |
| 41-48 F                                     |         |           |
| 35-39 G                                     |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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