



Quaking House



Milverton 1 mile Wellington 5 miles Taunton
9 miles

A detached four bedroom character property with one bedroom annexe.

- Detached Character House
- Four Bedrooms & Three En Suite
- Kitchen/Breakfast Room
- Two Reception Room
- Utility & Home Office
- One Bedroom Annexe
- Established Gardens & Rural Views
- Parking
- Freehold
- Council Tax Band F

Guide Price £835,000

SITUATION

Quaking House occupies a prominent elevated position within a hamlet on the outskirts of the popular village of Milverton and the town of Wiveliscombe. Being elevated there are some wonderful views over the surrounding countryside towards the Brendon and Blackdown Hills. Milverton offers a good selection of day to day facilities including primary school, doctors surgery, pub, shop and church. Wiveliscombe which is within 2 miles, offers a even greater selection of facilities together with excellent sports facilities including tennis, cricket and rugby clubs and an open air swimming pool. There is also an excellent secondary school. Wellington is within 5.5 miles with the M5 junction 26 accessible on the eastern outskirts of the town and Taunton approximately 9 miles being the County Town along with a main line rail link to London Paddington.

DESCRIPTION

This wonderful detached property located in an elevated position with rural views, which has undergone a program of improvement including a one bedroom annexe. The current owners have updated the property over recent years including the self contained annexe. The property comprises of entrance porch, entrance hall, living room, dining room, kitchen/breakfast room, utility, office and cloakroom. On the first floor are four good size bedrooms all with a pleasant aspect over the countryside, with three en suites.

ACCOMMODATION

Entrance to the property via the front porch, to the entrance hall with access to the ground floor accommodation. Stone tiled flooring, wooden doors to all rooms. Sitting room, a lovely room with fireplace and log burner. Dining room with log burner and opening into the kitchen/breakfast room with a range of eye and base units and central island with granite worktops, double sink unit, integrated dishwasher and two cookers with hob and extractor, integrated fridge freezer. A stable door gives access to the utility/boot room with door to garden and cloakroom and a further stable door to the garden.

There are four bedrooms all with countryside views with the master benefiting from being dual aspect and a good size. Three bedrooms have the benefit of en suites.

ANNEXE

The annexe can be accessed through its own private entrance, this is self contained and is purpose built for the consideration of accessibility. Comprising of an open plan living room, a good sized modern kitchen with built in appliances, with a separate full wet room. The outside area is paved with space for outside dining.

OUTSIDE

To the front is a gravelled drive with parking for several vehicles and path to front door. Timber outbuilding which has been adapted as a home office and further storage. To the rear is a paved terrace and mainly laid to lawn with vegetable patch and large timber workshop with outside barbecue / kitchen area. The garden has an independent irrigation system.

SERVICES

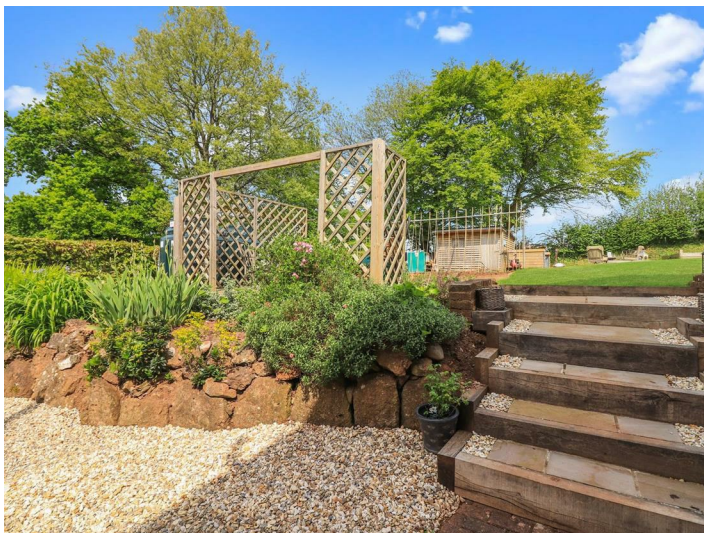
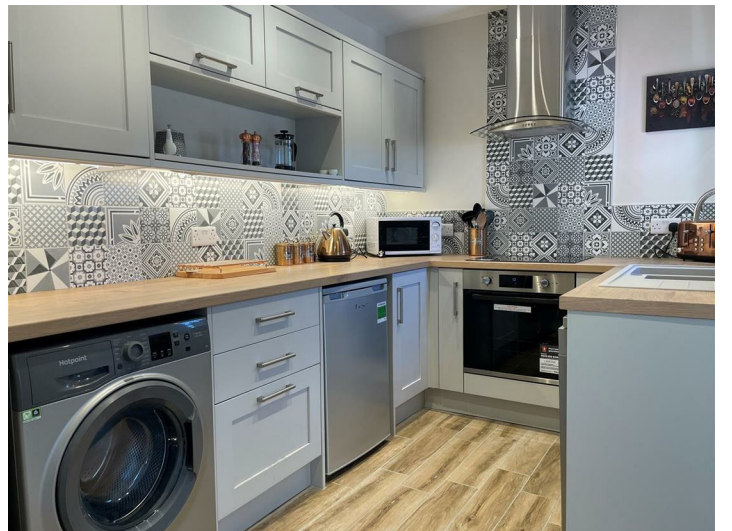
Mains electricity is connected, Oil fired central heating. Shared private drainage and private water. The owners currently use Gigaclear. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage limited inside and outside with 02, EE, Three and Vodafone (Ofcom).

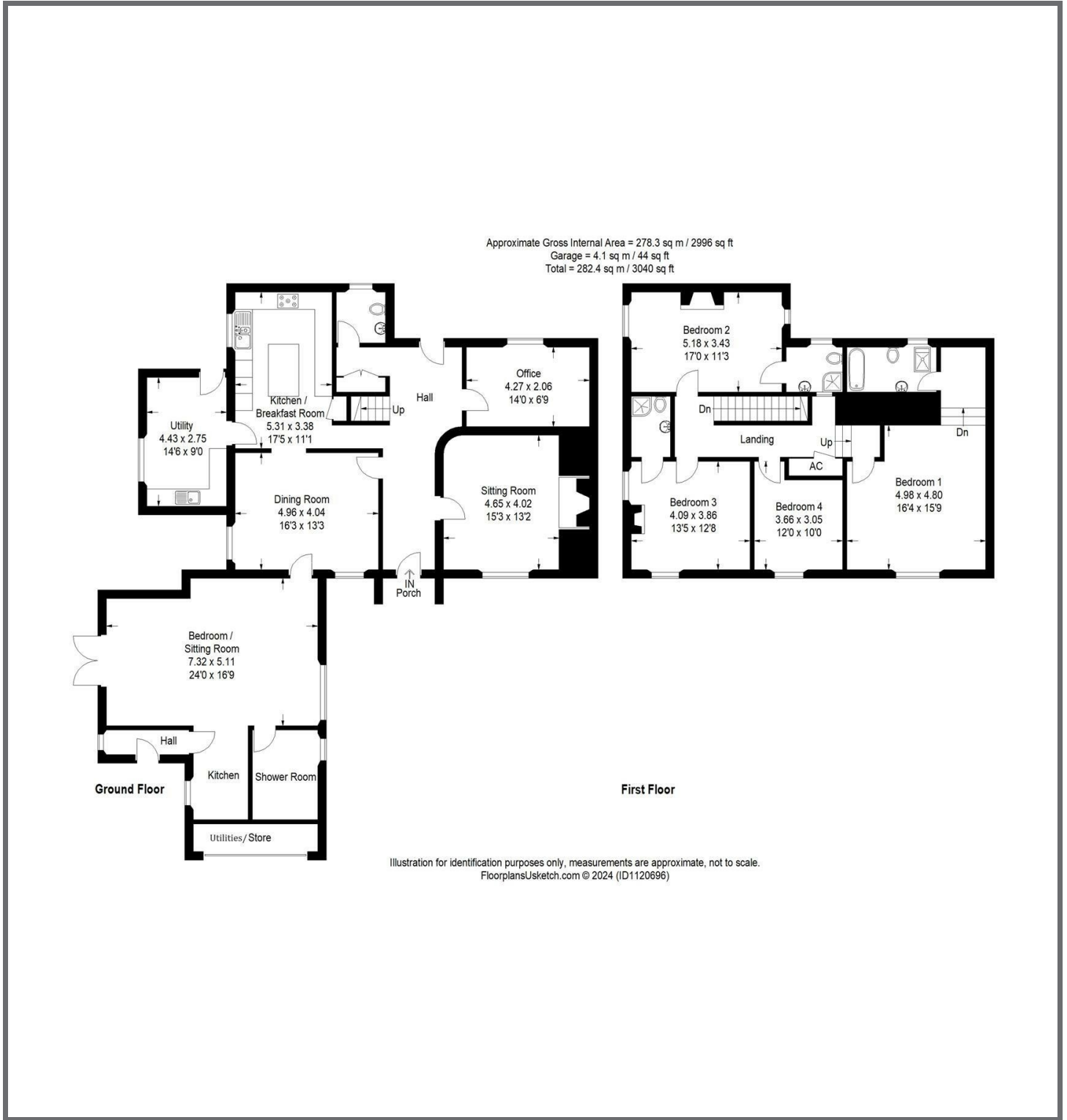
VIEWINGS

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

DIRECTIONS

From Wellington proceed north out of town towards Milverton. Turn left at Runnington and follow the signs to Langford Budville and then Wiveliscombe. Continue past Langford Budville, following directions to Wiveliscombe. In croford you will see a signpost for Quaking House and frys (1 mile). Take this left hand turn and proceed right to the top of the hill through the woods. Quaking House will be found on the right hand side clearly indicated by its own name plate.





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	(35-48) G	
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		75	49

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