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Old Parsonage Cottage



M5 (J26) Wellington 5 miles | Taunton 10 miles

## A two bedroom detached cottage with annexe within the sought after village of Hemyock

- Detached Cottage
- Two Bedrooms
- Kitchen & Sitting Room
- Bathroom
- Self Contained Annexe/Studio
- Private Enclosed Gardens
- Desirable Village Setting
- Parking
- Freehold
- Council Tax Band D

Guide Price £350,000

### SITUATION

Situated in the centre of the village of Hemyock within the Blackdown Hills which are designated an Area of Outstanding Natural Beauty. Hemyock provides a good range of local services including a health centre, primary school, nearby secondary school (Uffculme), Churches, public house, 2 village stores and Post Office. Approximately 15 minutes drive is the larger market town of Wellington with M5 junction and a further extensive range of facilities, with the nearest railway link at Tiverton Parkway approximately 8 miles distance. The county town of Taunton provides further mainline railway link and an extensive range of shopping and educational facilities. The market towns of Cullompton and Honiton are both within about a 20 minute drive.

### DESCRIPTION

An individual detached property, which has been updated over recent years and now offers a wealth of character and charm. In brief the accommodation consists of two bedrooms, sitting room, kitchen and ground floor bathroom. Outside is a pretty enclosed landscaped garden and also benefits from a self contained annexe/studio with Kitchen and bathroom. The property is being offered for sale with no onward chain.

### ACCOMMODATION

Solid wooden front door, doors to the light sitting room with two windows to the front, feature fireplace with log burner inset, space for table and chairs, tiled flooring, tall radiator and door to inner hall. Bathroom, window to side, bath with shower over, wash hand basin, low level WC, extractor fan and radiator. Door opening into the kitchen/breakfast area comprising, a range of wall and base units with work surface's over. Single bowl stainless steel sink and drainer with mixer tap, integrated electric hob/cooker hood over with oven below, washer/dryer and fridge freezer. Cupboard with immersion heater. Tiled flooring with door to the side that opens to the garden.

To the first floor is the landing with window to rear, radiator and doors to bedrooms. Bedroom one with window to front, a range of built in wardrobes. Access to the loft space

which is fully insulated. inset spotlights to the ceiling and tall radiator. Bedroom two with window to the front, radiator and Inset spotlights to the ceiling.

Self contained annexe/studio, double glazed sliding patio door to the front and double glazed windows to either side with electric blinds. there is laminate flooring with underfloor heating. The kitchenette area offers base units with integrated hob with cooker over, shower, wash hand basin, WC, shower extractor fan and heated towel rail.

### OUTSIDE

Off road parking for one vehicle and side access to the rear garden. A fully enclosed private rear garden, bordered by a variety of plants, trees and flowers steps leading to patio area and shed. Annexe/studio with private garden and space for a small table and chairs.

### VIEWINGS

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

### SERVICES

Mains drainage, electricity, water. This property has the benefit of ultrafast broadband (Ofcom). Mobile coverage limited inside & outside with EE, O2, Three and Vodafone (Ofcom).

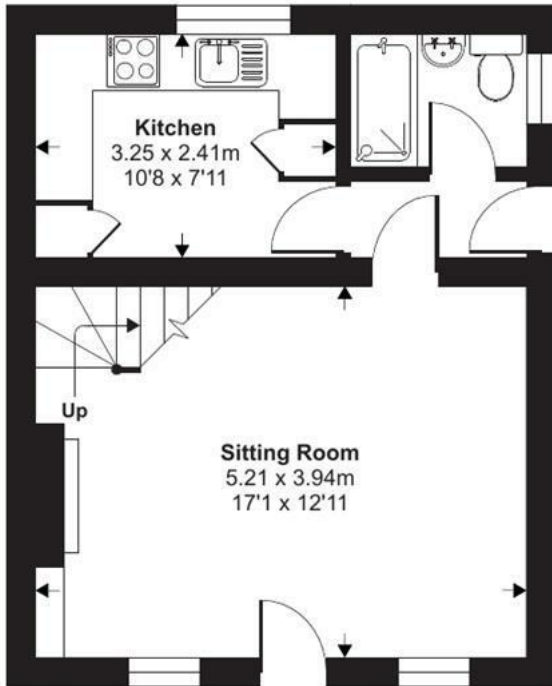
### DIRECTIONS

From Wellington Bypass head south along Monument Road and at the crossroads at the top of the hill by Wellington Monument continue straight across signposted Hemyock. Drop down into the village bearing right at the far end of Station Road passing a small car park on your left hand side. Immediately afterwards turn left into High Street (just before the public house) whereupon The Old Parsonage Cottage will be seen a short distance along on the left hand side.

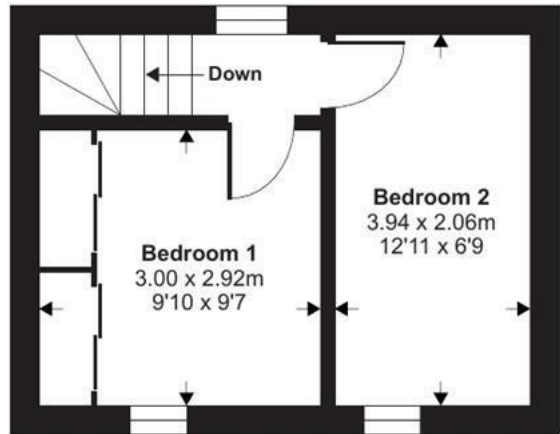
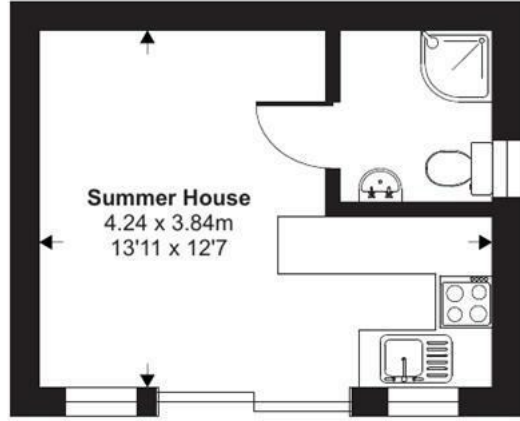


Approximate Area = 597 sq ft / 55.4 sq m  
 Summer House = 197 sq ft / 18.3 sq m  
 Total = 794 sq ft / 73.7 sq m

For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1179505

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	(85-92) B	(49-55) C	(35-38) D
(81-84) B	(69-78) D	(44) E	(29-34) F
(65-80) C	(51-68) E	(15-28) G	
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2022/91/EC	

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