



---

Tone Croft





Wiveliscombe 3 miles. Wellington 7.5 miles  
M5 (J26) 9.5 miles Taunton 11.5  
miles

**A rural three bedroom detached property with established garden, garage and outbuildings.**

- Detached Country House
- Three Bedrooms
- Bathroom
- Kitchen
- Spacious Sitting Room
- Dining Room
- Established Garden & Outbuildings
- Garage
- Freehold
- Council Tax Band F

**Guide Price £450,000**

### SITUATION

Situated in Waterrow with its village hall and popular public house and restaurant. Wiveliscombe offers a good range of facilities including supermarket, public houses, vets, library, medical centre, post office, plus nursery, primary and secondary schools together, with excellent sporting facilities including a recreational ground, heated open air swimming pool, football, rugby and tennis clubs. For a wider selection, the County Town of Taunton is within 11 miles with its main line rail link to London Paddington. The town of Wellington is within 7 miles where excellent shopping, recreational and scholastic facilities can be found together with access to the M5.

### DESCRIPTION

A character cottage in a village location providing three bedrooms and a bathroom on the first floor. On the ground floor is spacious sitting room with character features including exposed beams, fireplace, separate dining room and kitchen. Outside is a pretty garage, with outbuildings and single garage.

### ACCOMMODATION

Solid front door to hallway with stairs to first floor and doors to all rooms, door to the cloakroom with W.C and wash hand basin. Kitchen, with a range of wall and base units with work surfaces over, inset sink unit, integrated oven with induction hob, with dual aspect. Dining room window overlooking the garden taking advantage of rural aspect with window seat and serving hatch door to inner lobby with access to porch and door to the spacious sitting room with exposed beams and stone work fireplace with triple aspect, With a sub divide section currently been used as a library/study.

On the first floor is a spacious landing with airing cupboard and access to the three bedrooms with a large master bedroom

looking out onto the garden, with built in wardrobes along one wall. There are two further bedroom with bedroom two having the benefit of a vanity unit with inset wash hand basin and built in cupboard. Family bathroom with paneled bath and low level WC and wash hand basin.

### OUTSIDE

The gardens are a particular feature and have a area of patio ideal for entertaining overlooking the pretty garden with area of lawn and mature plans and shrubs, a path gives access to the side were there is a stone outbuilding currently been used a wood store. The garden is bordered by a stream. Adjoining the property is a single garage with power and light and internal door into the property.

### SERVICES

Mains electricity, water. Private drainage - Septic Tank untested. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage available inside & outside with Three, EE, O2, Vodafone (Ofcom).

### DIRECTIONS

From Wiveliscombe take B3227 towards Bampton. Follow this road for approx. 3 miles .The property will be found on the left hand side opposite Bibors Hill.

### VIEWINGS

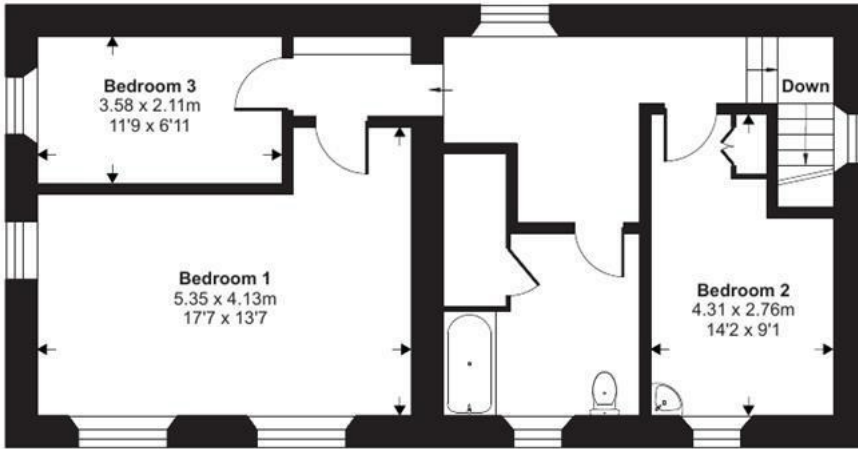
Strictly by appointment with the vendor's selling agents, Messrs Stags, Wellington Office.



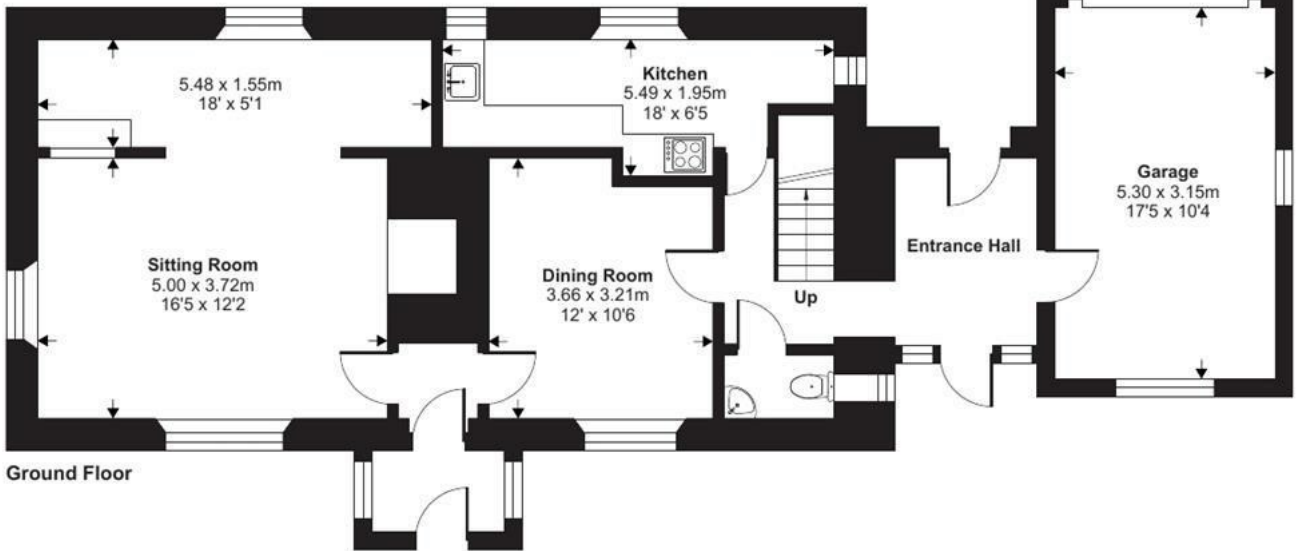
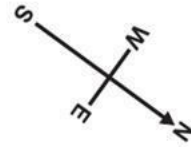


Approximate Area = 1366 sq ft / 126.9 sq m (excludes lean to)  
 Garage = 180 sq ft / 16.7 sq m  
 Total = 1546 sq ft / 143.6 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1190315

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			
England & Wales		EU Directive 2002/91/EC	75

7 High Street, Wellington, Somerset, TA21 8QT

01823 662822

wellington@stags.co.uk

stags.co.uk