



Woodpeckers



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Stawley, Wellington, Somerset TA21 0HN

Wellington 6 miles | Taunton 12 miles | M5 (j26) 8.3 miles

A spacious rural individual detached bungalow set within just over 1.5 acres with rural views.

- Four Bedrooms
- Sitting & Dining Room
- Kitchen/Breakfast Room
- Landscaped Garden & Double Garage
- Freehold
- 1 Bathroom & 2 Ensuite
- Library and Study/Further Bedrooms
- Flexible Accommodation
- No Onward Chain
- Council Tax F

Guide Price £875,000

SITUATION

Stawley lies in a delightful rural location surrounded by open countryside, yet in an accessible position. The village of Appley is within 0.5 miles where a popular pre school and primary school, community store/post office and public house/restaurant can be found. Wellington town has an excellent range of shopping, recreational and scholastic facilities with easy access to the M5 motorway. The County Town of Taunton is within 14 miles of the property where a greater selection of facilities can be found together with a mainline railway link to London Paddington. Also Tiverton parkway mainline station is within 9 miles.

DESCRIPTION

Woodpeckers is an individual designed bungalow, built c40 years ago, situated in an idyllic rural location with surrounding countryside and an enviable southerly aspect overlooking the established landscaped gardens set in just over 1.5 acres. The property currently comprises of three bedrooms, three bathrooms (two en suites), spacious sitting room, dining room, kitchen/breakfast room, library, study, utility/boot room and a beautiful conservatory/orangery which can be used all year round. The property offers flexibility as the study and library could be used as further bedrooms or alternatively it could be suitable for dual occupancy living and second kitchen currently being used as a garden room. Outside, there is plenty of parking and a double garage. The property also benefits from solar panels and an EV charger.



ACCOMMODATION

Spacious entrance hall with cloaks cupboard and doors to kitchen, dining room and bedroom. Kitchen with a range of handmade wall and base units with granite work surfaces over, double sink unit, induction hob with extractor fan over, space for table & chairs, windows overlooking the landscaped gardens and double doors opening out onto the patio area. From the kitchen, a door leads into the utility with matching wall and base units, space and plumbing for washing machine & tumble dryer and off the utility is a cloakroom. A further door from the utility leads into the double garage. From the entrance hall there is a door to the guest bedroom suite with dual aspect, en suite shower room and dressing room with built in wardrobes. The dining room has windows to front, door to rear garden and inner hall and double doors leading into the light and airy sitting room. Sitting room with bay window, sliding doors out onto the patio, window into the conservatory/orangery and fireplace with inset wood burner and hearth. From the inner hall are double doors leading into the conservatory/orangery which is a delightful room with skylights and double doors opening out with views across the garden. Off the inner hall is a further double bedroom with window to side and a family bathroom with interconnecting door to the master bedrooms en suite which can be closed off, which offers the flexibility. Master bedroom and French doors to garden. Library with window to rear. Bedroom/study with bay window, free standing wood burning stove and double doors leading into a further kitchen with sink unit, wall and base units and further door to large patio and garden.

OUTSIDE

To the outside are landscaped gardens with views of wider countryside beyond. The well maintained garden is mainly laid to lawn with a wild meadow to the side and well stocked borders with mature plants and shrubs. There are various seating areas within the garden taking advantage of the aspect and sun. The garden also benefits from an arbour, pagoda, summerhouse with adjacent shed, Hartley Botanic Q Range greenhouse, potting shed/studio, fruit trees, vegetable beds and fruit cage. A double garage with electric roller door and very well equipped full length inspection pit (currently being used as wine cellar). Tarmac driveway.

SERVICES

Mains electricity, water. Septic tank. Oil fired boiler. Solar panels. EV charging point which can be programmed to use solar. This property has the benefit of standard broadband(Ofcom). Mobile coverage currently supplied by EE. An EE aerial currently provided fast broadband and there is wifi throughout the property. Full fibre is due to be installed by 2026, but may be subject to change.

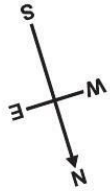
VIEWINGS

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

DIRECTIONS

From Junction 26 of the M5 motorway (Wellington) continue to the roundabout with the A38 and take the first exit signposted Exeter. Follow on the A38 bearing left at the next 2 roundabouts and continue past the Beambridge Inn on your left hand side to the top of Whiteball Hill. At the top of the hill turn right signposted Greenham, Appley and Ashbrittle and Westleigh Quarry. Continue on this road passing through Greenham taking the right hand turning at Appley Cross. Turn left in Appley before pub, signposted Stawley. Continue down the lane turning left where the property will be found on the left hand side, you will see a sign for Woodpeckers and Hill Farm and the entrance to the property is approximately 50 yard down the track. The property can be easily found using satnav by putting in the postcode: TA21 0HN





Approximate Area = 3159 sq ft / 293.4 sq m

Garage = 468 sq ft / 43.4 sq m

Total = 3627 sq ft / 336.8 sq m

For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1282484

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(49-60) C		
(34-48) D		
(19-33) E		
(2-18) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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