



The Old Shop Cottage



Wiveliscombe 4 miles / Taunton 15 miles /
M5 (J26) 14 miles / Wellington 10 miles

A fully refurbished characterful 3 bed cottage in the heart of the rural village of Clatworthy

- 3 Double Bedrooms
- Sitting Room & Snug
- Dining Room
- Kitchen
- Bathroom
- Garden with Views
- Garaging/Workshop
- Fully Refurbished
- Council Tax Band D
- Freehold

Guide Price £550,000



SITUATION

The village of Clatworthy, close to Huish Champflower in the Brendon Hills, has a thriving community spirit with a wide variety of activities centred on its Village Hall. The attractive Clatworthy reservoir lies within the parish, hosting an angling club and a peaceful circular walk. The popular town of Wiveliscombe, 4 miles away, has a good range of day to day facilities including shops, churches, a medical centre, a library, public houses and excellent primary and secondary schools. There is also a farmers' market on Saturdays. The town has a range of sporting and recreational facilities including a heated, open-air swimming pool. The larger town of Wellington is 10 miles away and the County Town of Taunton 15 miles. Both have ready access to the M5 and Taunton also has a main line rail link to London Paddington (under 2 hours).

DESCRIPTION

A fully refurbished characterful cottage with high ceilings and stone rendered elevations under a slate roof with accommodation comprising entrance porch, WC, kitchen with feature fireplace, sitting room with snug and a dining room on the ground floor. On the first floor are 3 double bedrooms and a family bathroom. To the outside is a good sized garden with separate garaging/workshop and parking.

ACCOMMODATION

Through the wrought iron gates, the front door opens into the entrance porch with door to WC and window to rear. Door to kitchen with a range of wall and base units with work surfaces over as well as a matching island unit with large slate top to one end and breakfast bar. There is an inset ceramic sink unit with drainer and mixer tap, oven with gas hob, integrated fridge/freezer/dishwasher, utility cupboard with plumbing and space for washing

machine and tumble drier, door to stairs and impressive fireplace with inset multifuel stove. An opening leads through to the dining room with dual aspect windows, brick and stone fireplace with wooden mantle and feature beamed ceiling and wall. An opening provides access to the sitting room also with a stone and brick fireplace with inset wood burner and feature beamed ceilings. There is a small snug area with original tiled floors and access back into the kitchen.

To the first floor are three double bedrooms, bedroom one with built in wardrobe and window overlooking the garden. There is a family bathroom comprising bath with shower over, wash hand basin and WC.

OUTSIDE

The cottage sits in its own gardens, mainly laid to lawn with mature trees and shrubs, garden storage sheds and decking area with beautiful far reaching views. Across the lane is the garaging/workshop and parking area.

SERVICES

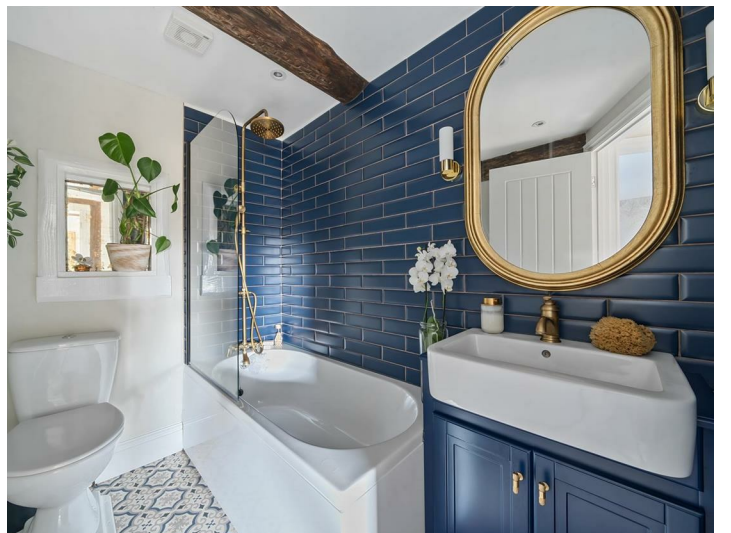
Private drainage - Septic tank. Mains electricity. This property has the benefit of ultrafast broadband (Ofcom). Mobile coverage TBC (Ofcom).

VIEWINGS

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

DIRECTIONS

From Wellington heads towards Wiveliscombe and from there towards Huish Champflower. Continue through the village and on towards Clatworthy. Turn right into the village and as you see the village green in front of the Church, the property will be found on the left.



Approximate Area = 1363 sq ft / 126.6 sq m
Garage = 327 sq ft / 30.3 sq m
Outbuilding = 61 sq ft / 5.6 sq m
Total = 1751 sq ft / 162.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nxtchecom 2024. Produced for Stags. REF: 1203329

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 | | |
| (31-40) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |

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