



Windwhistle House



Windwhistle House 71 High Street

Wellington, Somerset TA21 8QY

Wellington Town Centre | M5 (J26) 1.1 mile | Taunton 6.4 miles

A beautiful Grade II listed townhouse offering spacious accommodation, located in the centre of Wellington.

- Five Bedrooms
- Drawing Room
- Kitchen/Breakfast Room
- Landscaped Garden
- Freehold
- Family Bathroom and Shower Room
- Two Further Reception Rooms
- Cellar and Attic Store Room
- Parking
- Council Tax Band F

Guide Price £730,000

SITUATION

Situated on the high street of Wellington, a short walk from the town centre that offers an excellent range of shopping, recreational and scholastic facilities together with easy access to the M5 motorway. The County Town of Taunton is approximately 6 miles of the property where an even greater selection of facilities can be found together with a main line rail link to London Paddington.

DESCRIPTION

Windwhistle House is a substantial early 19th-century Grade II listed townhouse in an accessible location. Believed to date from the 1820s, it includes features such as a rectangular fanlight with diagonal glazing bars, fluted Tuscan columns, matching pilasters, a 180-degree staircase with oval lantern, curved walls, ceiling cornices and friezes, classical-style archways, and curved doors. The rooms are high-ceilinged and well proportioned. It includes a walled garden and off-street parking for multiple vehicles.



ACCOMODATION

The ground floor is accessed via slate steps leading to a classical portico entrance with Tuscan columns and a substantial front door. Inside, the reception hall features high ceilings and an arched opening to the inner hall. A polished mahogany handrail staircase rises to the first floor. An understairs cupboard leads to the storeroom and a back stairway connecting to the landing. The cellars provide extensive storage space, including a dedicated wine cellar, and houses a gas-fired boiler supplying central heating and hot water. The drawing room includes a marble fireplace and log burner, arched recesses, and full-height sash windows with shutters. The adjacent library/reception room has similar windows, a period-style open fireplace, and fitted bookshelves. A separate study features fitted shelving and cupboards, an arched recess, a shuttered window. The kitchen/breakfast room contains an electric Aga with a brushed steel splashback, oak beam over, a quarry-tiled hearth and walk-in pantry. At the rear of the property, the galley kitchen is fitted with a range of handmade units, a stainless steel sink, induction hob, and dishwasher, laminated flooring and stone splashback. The rear lobby provides access to the study and rear hall giving access to the shower room and access to rear garden.

On the first floor, bedroom one includes a built-in wardrobe., with connecting door to dressing room formally a bedroom. There are four further bedrooms all with a pleasant aspect. and some with feature fireplaces. Complementing this floor is a refurbished bathroom with claw foot bath and large shower cubical with power shower, sink unit and WC off the landing is a secondary staircase, which also leads to a storeroom—likely once used as staff quarters. This area provides access to boarded storage, a roof void, and stairs leading to the flat roof.

OUTSIDE

A private drive leads off the town's High Street, on the church side of the property, to double wooden gates that open into a courtyard and garden area. The courtyard offers space for multiple vehicles, with gravelled and hard-standing areas suitable for parking. It is partially paved with flagstones and bordered by stone walls. Two small outbuildings within the courtyard are currently used for storage. A lockable external chute provides convenient outdoor access to one of the cellar rooms. Beyond the courtyard, a gravel drive continues to a larger garden and parking area at the rear of the property. This space includes additional parking, a south-facing patio, lawned sections, and established flower.

SERVICES & ACKNOWLEDGMENTS

Mains drainage, gas, electricity and water. Gas central heating. Mobile coverage good outside with EE, Three, O2 and Vodafone and good inside with EE, Three and O2. Variable indoors with Vodafone (Ofcom). Interiors photographer taken by Simon Brown.

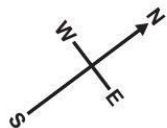
VIEWINGS

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

DIRECTIONS

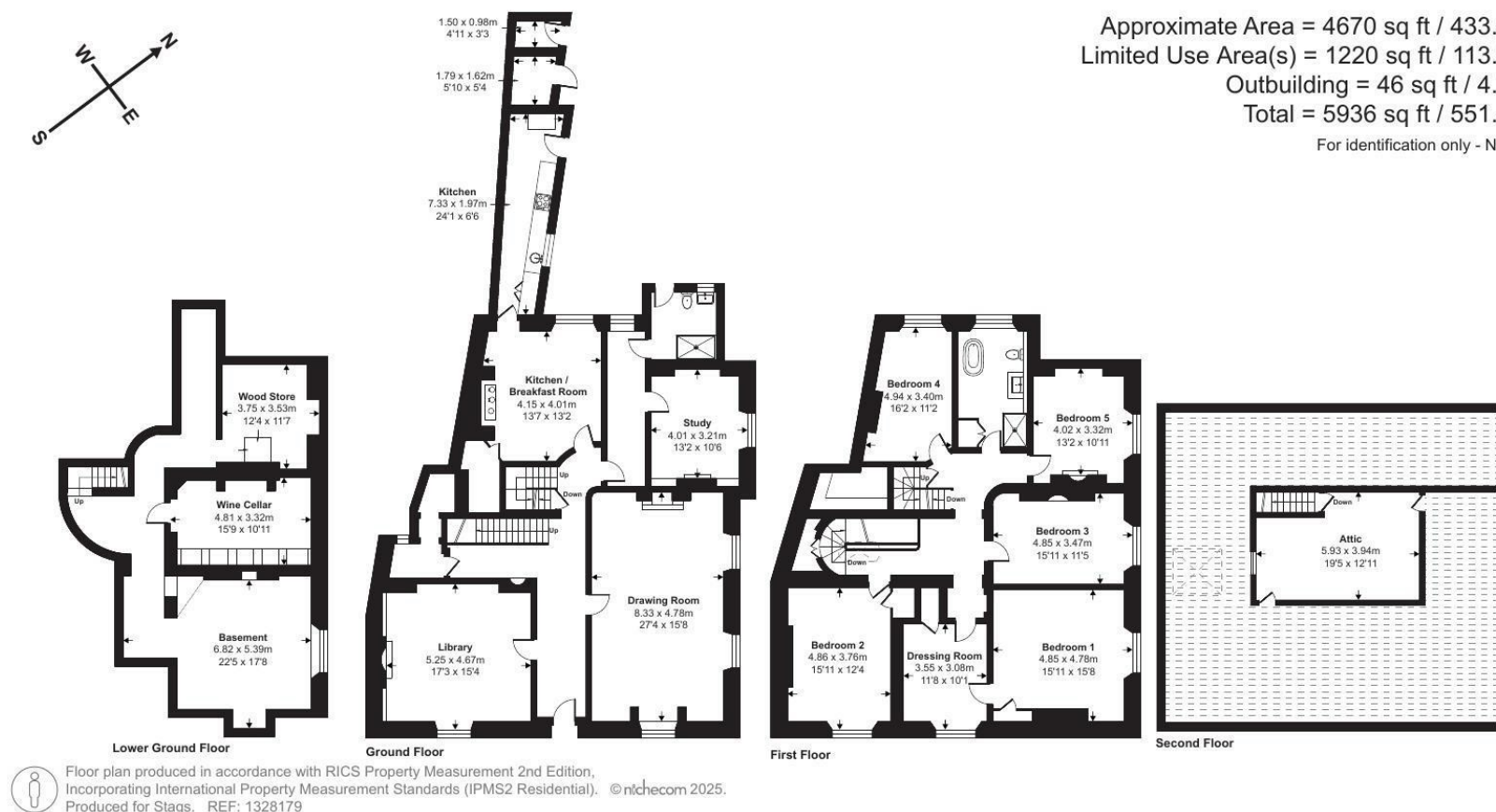
From Stags Wellington office head South-East towards Taunton and the property can be found on your left.





Approximate Area = 4670 sq ft / 433.8 sq m
 Limited Use Area(s) = 1220 sq ft / 113.3 sq m
 Outbuilding = 46 sq ft / 4.3 sq m
 Total = 5936 sq ft / 551.4 sq m

For identification only - Not to scale



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.



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