



STAGS

Legglands

Legglands

Wellington Hill, Wellington, TA21 9NU

Wellington 1.5 miles M5 (J26) 2.5 miles Taunton 8 miles

- Substantial detached country house
- In need of general modernisation
- Foot of Blackdown Hills
- Further land available
- Attractive gardens and grounds
- Orchard

Guide price £500,000

Situation

Legglands is located at the foot hills of the Blackdown Hills designated an Area of Outstanding Natural Beauty. It is also well placed being rural yet close to the popular town of Wellington which offers an excellent range of shopping, recreational and scholastic facilities. The M5 motorway is also readily accessible at junction 26 on the eastern outskirts of the town. The County Town of Taunton is a further 7 miles east of the property where an even greater selection of facilities can be found together with a main line rail link to London Paddington, Exeter, and the South West Region.

Description

Legglands comprises a substantial six bedroom detached family home of rendered and colourwashed appearance set beneath a recently renewed tiled roof. The property is in need of general modernisation it offers enormous potential to refurbish and remodel to your own individual design. Close to the motorway the views from all principle rooms are truly wonderful over its south facing gardens across to the Blackdown Hills and Wellington Monument.

Accommodation

Entrance porch with glazed roof and door leading to hallway with access to the two principle reception rooms. Both the sitting room and dining room have large south facing bay windows to front. The sitting room enjoys a recessed woodburner on a brick hearth with beam over with the dining room also enjoying an open tiled fireplace. In the heart of the house is a large reception hall with quarry tiled flooring and elegant staircase rising to the first floor with cupboard under, China pantry with cupboards and shelving and door to rear. Leading off is



Substantial 6 bed country house in need of general modernisation
set in attractive gardens & grounds with adjoining orchard





the kitchen/breakfast room with oil fired Aga, two fitted cupboards, larder, built in dresser, bench, quarry tiled floor and window to side and secondary staircase to first floor. Beyond is a back kitchen with two bowl single drainer sink unit with cupboards under and door to rear porch. Further door to boot room with Belfast sink, water pump, brick floor, walk in larder and door to side courtyard. Leading off the main reception hall are a useful range of rooms including utility with wash hand basin, Thorn boiler and separate cloakroom. Adjoining old dairy divided into two rooms with quarry tiled flooring and workshop area.

On the first floor is a spacious landing with vaulted ceiling and large picture window to rear. To the front of the house are two main principle bedrooms both with large bay windows making the most of the incredible views both with fireplaces with inset electric fires, one with a cupboard and window seat and the other with a connecting door into a large dressing room/bedroom 3 again with wonderful southerly views. There are two further double bedrooms to the west, one with a tiled fireplace with inset electric fire and adjoining box room with trap access to roof void. On the eastern wing is an inner landing with bathroom, separate cloakroom, walk in linen cupboard and door leading to rear stairs and adjoining bedroom 6.

Outside

The property is approached over a shared driveway leading up to the house. Adjoining is a 1.16 acre orchard with five bar timber gate and a fine selection of fruit trees. To the side of the property is an enclosed courtyard with part brick paved flooring, WC and former pump house. To the south of the house are the main gardens with quarry tiled path, lawn and well stocked flower and shrub borders together with a stone summerhouse, rose garden and adjoining conservatory on a brick plinth with quarry tiled flooring and door to wood shed. The front of the house is festooned with a fine selection of climbers including rose, wisteria, clematis and virginia creeper. There is also part of the original kitchen garden, leanto apple store and oil tank.

Services

Mains water and electricity are connected. Private drainage.

Agent's Note

Further land may be available by separate negotiation. A range of traditional stone and brick barns with planning permission for three residential units are also available by separate negotiation.

Viewing

By appointment with the agents Stags, Wellington Office.

Directions

From our office in the centre of Wellington head south passing Wellington School forking right at the second mini roundabout into Wellesley Park. At the junction with the relief road turn left and then immediately right into Monument Road and after approximately half a mile having just crossed over the motorway, the entrance to Legglands will be seen on the left hand side.





These particulars are a guide only and should not be relied upon for any purpose.

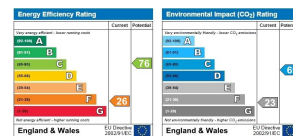


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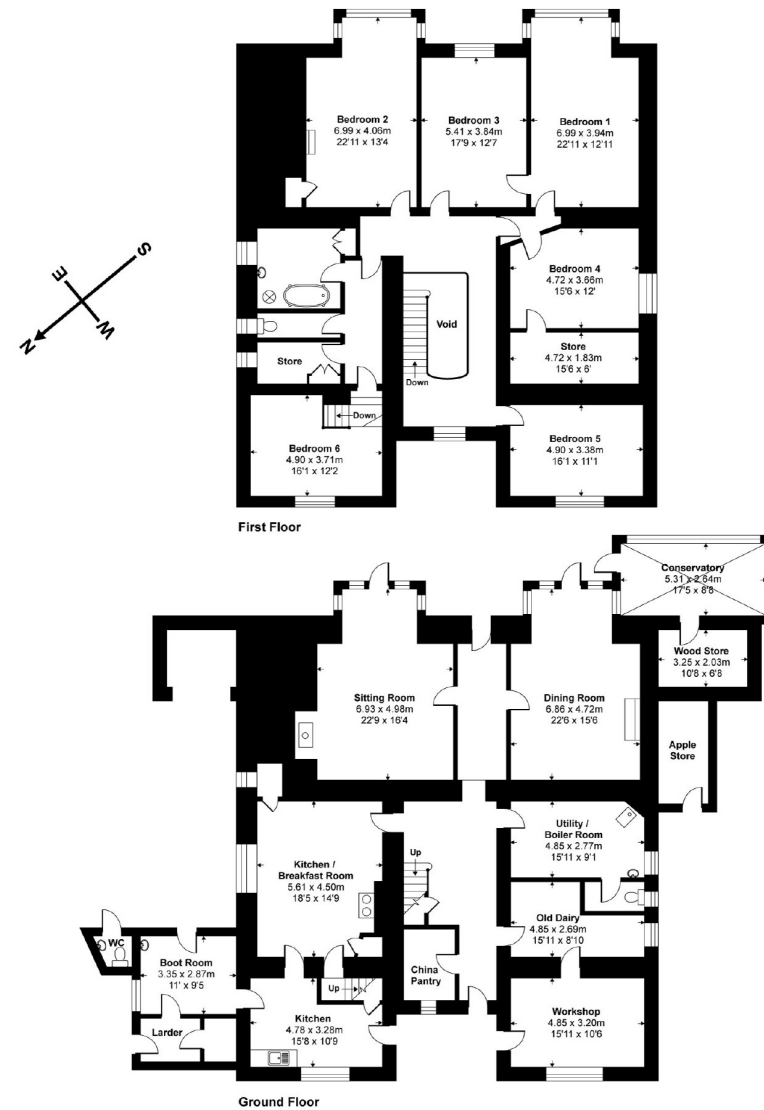
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Approx. Gross Internal Floor Area
431.7 Sq Metres 4647 Sq Ft (Excludes Conservatory, Wood Store, Apple Store, Void & WC)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale