



6 Longmead Cottages, Tonedale, Wellington, TA21 0AG

£317,500

GIBBINS RICHARDS 
Making home moves happen

A delightful mid terraced period Cottage which offers so much from top to bottom, including three bedrooms, two reception rooms, office space, cloakroom, kitchen and a cellar. There are super south facing cottage gardens and parking for two cars. The property sits on the edge of Wellington and offers some super views out across nearby fields. Tenure: Freehold / Energy Rating: D / Council Tax Band: B

The cottage, accessed from the front, south facing, garden, leads into an entrance porch and then into the main sitting room with log burner and a tiled floor. The dining room is off to the side, again with a period fireplace, exposed flooring and a window seat. A small kitchen has granite worktops and fitted appliances, and could be opened out to the main sitting room. There is then a utility cupboard and a cloakroom with wc and gas central heating boiler. The first floor landing is a good size and is currently used as an office area, with storage / wardrobes fitted under the stairs to the top floor. The first floor also has two double bedrooms, each with super views to the south, and a bathroom. The top floor has a large third bedroom, with two Velux windows, again looking out to the south across the neighbouring fields. There are well-planted and landscaped cottage gardens to the front, again south facing, which in turn lead to parking for two cars. Situated on the edge of the town, this cottage really has the best of both worlds, the likes of which are seldom available. With some beautiful rural and historical walks on the doorstep, and all the facilities that Wellington

SUPER SOUTH FACING COTTAGE IN EDGE-OF-TOWN POSITION

THREE BEDROOMS, TWO RECEPTION ROOMS

KITCHEN, OFFICE SPACE AND BATHROOM

CLOAKROOM AND CELLAR

MANY PERIOD FEATURES THROUGHOUT

COTTAGE GARDENS AND PARKING FOR TWO VEHICLES

CLOSE TO RURAL WALKS, FIELDS AND FOOTPATHS

BUS STOP AND LATE SHOP NEARBY

LESS THAN ONE MILE FROM WELLINGTON CENTRE





ACCOMMODATION

Entrance Porch

Sitting Room 13' 2" x 13' 0" (4.01m x 3.96m)

Dining Room 9' 10" x 8' 11" (2.99m x 2.72m)

Kitchen 10' 4" x 6' 7" (3.15m x 2.01m)

Rear Hallway

Cloakroom

Cellar 12' 9" x 8' 2" (3.88m x 2.49m)

First Floor Landing /
Office space 11' 3" x 6' 7" (3.43m x 2.01m) +
wardrobes

Bathroom

Bedroom Two 13' 1" x 8' 4" (3.98m x 2.54m)

Bedroom Three 9' 10" x 9' 10" (2.99m x 2.99m)

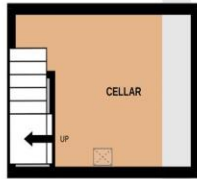
Bedroom One (top floor) 19' 3" x 13' 7" (5.86m x 4.14m)
+ Eaves storage

OUTSIDE

The cottage has access from behind the terrace along a shared pathway, and also access to an outhouse / store at the end of the path. The main garden is to the front, which faces south west and benefits from some super direct sunlight. The front garden is on two levels, with a patio to the upper level and a lined / planted area to the lower level, where a gate leads to the parking area.



BASEMENT LEVEL
106 sq.ft. (9.8 sq.m.) approx.



GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



2ND FLOOR
307 sq.ft. (28.6 sq.m.) approx.



EA INCLUDES RESTRICTED HEIGHT AREA IN 2ND FLOOR. MEASUREMENTS ON 2ND FLOOR.

TOTAL FLOOR AREA : 1206 sq.ft. (112.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.

Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine at our Wellington office, or via BACS transfer.

37 High Street, Wellington, Somerset TA21 8QT Tel: 01823 663311
Email: wg@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk