



GIBBINS RICHARDS 

Farthings Cottage, Holywell Lake, Wellington TA21 0EH

£410,000

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Making home moves happen

Farthings Cottage is a rare example of a detached two bedroomed home in a rural village location, and offering spacious and extended living space over two floors. The property comes with three receptions rooms (including a marvellous conservatory), two bathrooms, off road parking, a two-tier rear garden and some stunning rural views.

Tenure: Freehold / Energy Rating: E / Council Tax Band: D

The cottage is entered via the front door into a hallway which has access to the ground floor and a turning staircase to the first floor. The sitting room has some period features and a coal-effect burner. There is a superb fitted kitchen / breakfast room and a ground floor shower room. The downstairs is further augmented by a large conservatory / dining room and an additional room off the kitchen, making an ideal third bedroom, office or second sitting room. Upstairs are two double bedrooms and a bathroom. The property sits on its own plot and has two off road parking spaces, as well as vehicle gates into the garden. The two-tier garden looks out to the rear across to some open fields and woodland. Farthings Cottage has been well looked after and upgraded in recent years. It benefits from double glazing and oil fired central heating. Holywell lake is a small village just three miles from Wellington, and provides excellent access to the A38 and M5 motorway.

DETACHED RURAL COTTAGE
TWO DOUBLE BEDROOMS, EXTENDED GROUND FLOOR
SITTING ROOM, LARGE KITCHEN / BREAKFAST ROOM, CONSERVATORY
GROUND FLOOR SHOWER ROOM, FIRST FLOOR BATHROOM
MANY CHARACTER FEATURES
DOUBLE GLAZED AND CENTRALLY HEATED
ADDITIONAL GROUND FLOOR ROOM - IDEAL OFFICE OR GUEST BEDROOM
TWO-TIER GARDEN
OFF ROAD PARKING FOR TWO / THREE CARS
SUPER RURAL VIEWS, 3 MILES FROM WELLINGTON



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Entrance Hallway
Utility Cupboard

Shower Room 6' 5" x 6' 1" (1.95m x 1.85m)
Sitting Room 25' 5" x 12' 0" (7.74m x 3.65m)

Dining Room /
Conservatory 15' 6" x 10' 0" (4.72m x 3.05m)

Kitchen / Breakfast Room 20' 4" x 10' 3" (6.19m x 3.12m)

Study / Bedroom 10' 6" x 7' 11" (3.20m x 2.41m)

First Floor Landing

Bedroom One 12' 3" x 12' 1" (3.73m x 3.68m) With
open loft storage

Bedroom Two 10' 4" x 9' 1" (3.15m x 2.77m)

Bathroom 6' 10" x 6' 3" (2.08m x 1.90m)

Outside The property has two off road parking spaces, and vehicular access through to the garden for further parking or boat / trailer storage. The rear garden is mainly laid to lawn on the upper tier, with some hard paves areas, and the lower tier is laid to patio and provides a very private seating area, and a shed. The whole garden, due to its orientation, benefits from a good deal of natural sunlight throughout the day.



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GROUND FLOOR
862 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1311 sq.ft. (121.8 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.
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