



Holly Tree Standle, Wellington TA21 9NJ



Situated in this small hamlet at the foot of the Blackdown Hills within 1.5 miles of the centre of Wellington is this well presented 4 bedroomed semi-detached period house dating back to 1680 with detached barn conversion providing flexible accommodation. Outside the property benefits from private enclosed mature gardens extending to half an acre, car port and ample driveway parking.





## Features

- Boot Room / Utility area
- Living Room with French doors to garden
- Family Room with woodburner
- Kitchen / Dining Room with Rangemaster, solid fuel Rayburn, walk-in pantry and door to front garden and driveway
- Study
- Downstairs Shower Room
- Master Bedroom with original fireplace and wash basin
- 3 further Bedrooms, Bedrooms 3 & 4 with fitted wardrobes
- Family Bathroom with roll top claw foot bath
- Separate WC
  
- Annexe – Kitchen / Living Room with French doors
- Annexe – Shower Room
- Annexe – Master Bedroom with Velux windows
- Annexe – Dressing Room with Velux window
- Annexe – Store Room
  
- Gardens extending to 0.5 acre with mature planting and fruit trees, 2 ponds, summerhouse and shed
- Car port and ample driveway parking
- Oil fired central heating providing heat for house and annexe
- Double glazing
- Private drainage
  
- Council tax band E
- What3words:  
[///salmon.shame.munch](https://www.what3words.com/salmon.shame.munch)







Holly Tree is situated in this small hamlet located at the foot of the Blackdown Hills within 1.5 miles of the centre of Wellington and 7.3 miles to Taunton town centre.

Wellington offers an excellent range of local amenities including a variety of independent shops, supermarkets including Waitrose and Co-Op, sport and leisure facilities and a selection of schools, both primary and secondary including Wellington School.

Taunton is a bustling, forward-looking town with excellent amenities, a good selection of independent and high street shops, distinctive restaurants, cafés, a wealth of history and sporting facilities including the County Cricket Ground.

Taunton benefits from a main line railway station linking to London Paddington in less than 2 hours and excellent communications for the M5 motorway at Junction 26 less than 3 miles away.

For rural pursuits, the Brendon, Blackdown and Quantock Hills lie within easy reach and further West, Exmoor National Park provides excellent walking, riding and cycling.



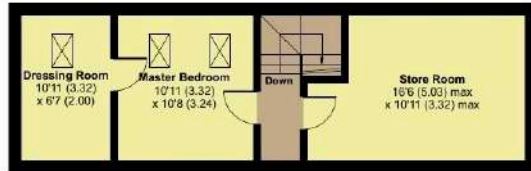
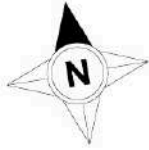
# Holly Tree, Standle, Wellington, TA21 9NJ

Approximate Area = 2170 sq ft / 201.6 sq m

Annexe = 775 sq ft / 72 sq m

Total = 2945 sq ft / 273.6 sq m

For identification only - Not to scale



ANNEXE FIRST FLOOR



ANNEXE GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Robert Cooney. REF: 1450690



Viewing strictly through the selling agents:

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