



Northmead



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, Waterrow, Taunton, TA4 2BE

Wiveliscombe 4.6 miles | Wellington 10.2 miles | Taunton 15.8 miles

A detached chalet bungalow with rural views and paddock, offering 3/4 bedrooms and grounds extending to just over one acre.

- 3/4 Bedrooms
- Bathroom & Shower Room
- 2/3 Reception Rooms
- Kitchen
- Detached Annexe
- Double Garage
- Gardens & Paddock
- No Onward Chain
- Freehold
- Council Tax D

Offers In Excess Of £600,000

SITUATION

Waterrow is a village in the Tone Valley, located near Wiveliscombe, Wellington, and Exmoor National Park. The surrounding area consists of hills and open countryside. Wiveliscombe is 4.6 miles away and offers local amenities, independent shops, and schools. Wellington is 10.2 miles away and provides a wider range of facilities, supermarkets, access to the M5, and Wellington School. Taunton, 15.8 miles to the east, has rail services to London Paddington, further M5 connections, and several independent schools. The Blackdown, Brendon, and Quantock Hills are all nearby, offering walking, riding, and fishing opportunities.

DESCRIPTION

An individual chalet-style bungalow offering flexible accommodation with three to four bedrooms and two bathrooms. The layout allows for a choice of bedroom or reception space to suit different requirements. There is also an adjoining annexe/office. Double garage with store above and workshop. To the rear is a paddock and in total the plot extends to just over an acre. The property is being offered for sale with no onward chain.



ACCOMODATION

A porch opens into the entrance hall, with stairs rising to the first floor. The sitting room features exposed beams, a brick fireplace with wooden mantle, slate hearth and inset wood burner, and double doors opening onto the decking. The dining room also has doors to the decking. Off the hall is a further door leading to bedroom three, which overlooks the rear garden and a shower room. The kitchen is fitted with modern shaker-style wooden units, granite work surfaces, ceramic sink and an oil-fired Rayburn. A boot room and pantry provide additional storage. The day room is a light and airy room being part vaulted with tiled flooring, a log burner, and bi-fold doors giving access to the rear garden.

On the first floor, there are two well-proportioned bedrooms, one featuring built-in wardrobes and the other an airing cupboard both offering views over the paddock. The family bathroom includes a hand wash basin, WC, and bath.

To the side of the property is a detached annexe, currently arranged as a home office and storeroom, with WC.

OUTSIDE

A gated driveway provides off-road parking for several vehicles, with lawned areas to the front and side of the property. Large detached workshop and double garage with store above. To the rear, a large decked area overlooks the mature gardens, with steps rising to a covered seating area. The grounds include a small orchard with fruit trees, vegetable beds, a greenhouse, summerhouse, and garden shed. Beyond lies a fenced paddock, with the whole plot extending to approximately one acre. Extra land available to buy or rent by separate negotiation.

SERVICES

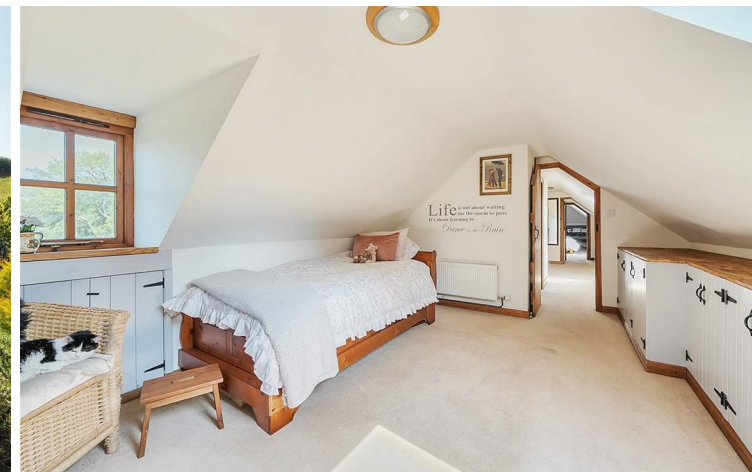
Mains electric. Private water and drainage. Standard broadband (Ofcom), Good outdoor coverage with EE and Three. Variable outdoor with O2 and Vodafone (Ofcom.)

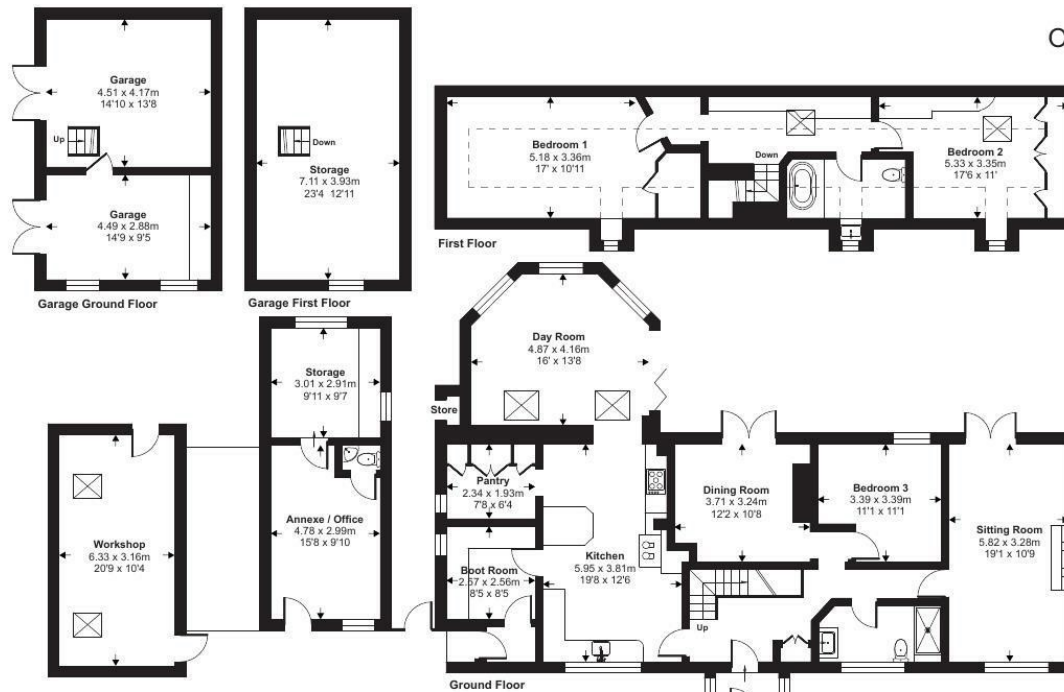
VIEWINGS

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

DIRECTIONS

From the Stags Wellington office, turn right onto North Street and follow the B3187 for 1.7 miles. Turn left, then right. Continue straight ahead before turning left, then take the following two right-hand turns. Follow this road for 1.5 miles, then turn right and, after 0.7 miles, turn left onto the B3227. The property will be found on the left after a further 1.6 miles. Please Note: If using satnav, the postcode will take you about 300m past the property. What3words is - abandons.vets.arrives





Approximate Area = 1648 sq ft / 153 sq m (excludes store)

Limited Use Area(s) = 300 sq ft / 27.8 sq m

Garage = 657 sq ft / 61 sq m

Annexe = 257 sq ft / 23.8 sq m

Outbuilding = 215 sq ft / 19.9 sq m

Total = 3077 sq ft / 285.8 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1339816

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		82
(61-81) B		
(49-60) C		
(34-48) D	55	
(19-44) E		
(9-18) F		
(1-8) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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