



**LOCATION:**

Westford is a small hamlet on the Western outskirts of Wellington siding onto some lovely countryside with a variety of outdoor pursuits available with various walks literally on your doorstep. A range of local amenities lie within easy walking distance in Rockwell Green to include 2 shops, post office, butchers, public inn, local junior school and churches with a wider range of amenities to be found in Wellington approximately 1 1/2 miles distant with an assortment of both independently run shops and larger national stores to include the well renowned Waitrose. There is also a regular bus service to outlying villages and to the County Town of Taunton which is approximately 7 miles distant with its main line railway station. The M5 Motorway can be accessed via Junction 26 just outside Wellington.

**DIRECTIONS:**

From our town centre office, proceed in the Exeter direction going straight ahead at the town centre traffic lights and following the road out of town. At the second crossroad traffic lights, turn right into Rockwell Green. Follow this road through Rockwell Green going over the railway bridge then follow the round as it bears sharply around to the left onto Payton Road, after approximately 500 yards the property can be found on the left-hand side.

**GENERAL REMARKS AND STIPULATION**

**Tenure:** The property is offered for sale Freehold, by private treaty with vacant possession on completion.

**Services:** Mains electricity, mains water, mains drainage, gas central heating.

**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY.

**Property Location:** w3w.co//supple.tracks.ideal

**Council Tax Band:** E

**Construction:** Brick

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Flood Risk: Surface Water:** very low      **Rivers and the Sea:** medium      **Reservoirs:** Unlikely      **Groundwater:** Unlikely

We recommend you check the risks on <https://www.gov.uk/check-long-term-flood-risk>

**Planning:** Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.

## 4 The Old Water Mill, Westford, Wellington, TA21



Approximate Area = 2417 sq ft / 224.5 sq m

Garage = 191 sq ft / 17.7 sq m

Total = 2608 sq ft / 242.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1453168

Arranged over four floors this substantial converted water mill offers flexible accommodation providing five bedrooms, three bathrooms and two reception rooms and sits within the hamlet of Westford on the outskirts of Wellington.

The extensive accommodation briefly comprises a uPVC door leading into a generous hallway giving access to the ground floor bedroom (currently used as a home office) which is situated to the front aspect. A utility room offers a range of matching wall and base units with space for a washing machine and tumble dryer along with a useful utility cupboard for additional storage. A doorway leads into the 19ft integral garage which benefits from double doors opening out to the front aspect and has the added benefit of electrics and lighting. Completing the ground floor is a useful cloakroom.

Stairs rise to the first floor living accommodation which includes a well-equipped dual aspect kitchen offering an array of matching wall and base units with contrasting worktops and tiled splashback, there is space for a range cooker, fridge/freezer and dishwasher, this room enjoys plenty of natural light via the large picture windows. The main spacious sitting room enjoys ample space for everyday soft furnishings and overlooks the rear garden via French doors whilst the adjoining formal dining room is accessed via double doors and offers additional space for entertaining.

A further flight of stairs rises to three double bedrooms which are serviced by the fully tiled family bathroom providing a three-piece white suite including a large corner bath. The master suite is accessed via a further staircase and is fitted with wardrobes, two Velux windows along with French doors with recently installed electric blinds and solar glass to reflect heat, furthermore there is a spacious ensuite. From the master bedroom French doors lead out onto a 27ft balcony which enjoys views towards the countryside and would be a perfect haven to escape to.

Externally the property has seen investment into the southerly facing landscaped garden which is low maintenance with raised decking, a gravel area along with raised flowerbeds and two patios perfect for entertaining in the warmer months. The property is positioned within close proximity to Wellington and close to some lovely countryside walks.



- Substantial accommodation arranged over four floors
- Conversion of former water mill
- Five bedrooms, three bathrooms
- Flexible accommodation
- Enclosed landscaped garden
- Garage
- 27ft balcony to master suite

