



DIRECTIONS: From Wiveliscombe take the B3227 to the hamlet of Waterrow at the Rock in take the sharp right hand turn following this lane passing the village hall and the property will be found on the left hand side

LOCATION: Bethel Chapel is situated in Waterrow a peaceful, village on the Somerset/Devon border. Nearby Wiveliscombe is a historic market town with a friendly and thriving community set in beautiful surroundings. The town boasts a wide range of independently run shops and facilities with excellent primary and secondary schools, active sports clubs and a large recreation ground with a open air swimming pool.

The county town of Taunton is approximately 10 miles away offering extensive shopping and sporting facilities with Wellington approximately 6 miles distant with once again a range of amenities larger national stores to include the well renowned Waitrose, with the M5 accessible at Junction 26.

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, septic tank, electric heating, telephone

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

Property Location: w3w.co//holly.tokens.bungalows

Council Tax Band: E

Construction: Stone under a slate roof

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 1800 Mbps download and 220 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: very low **Rivers and the Sea:** very low **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:

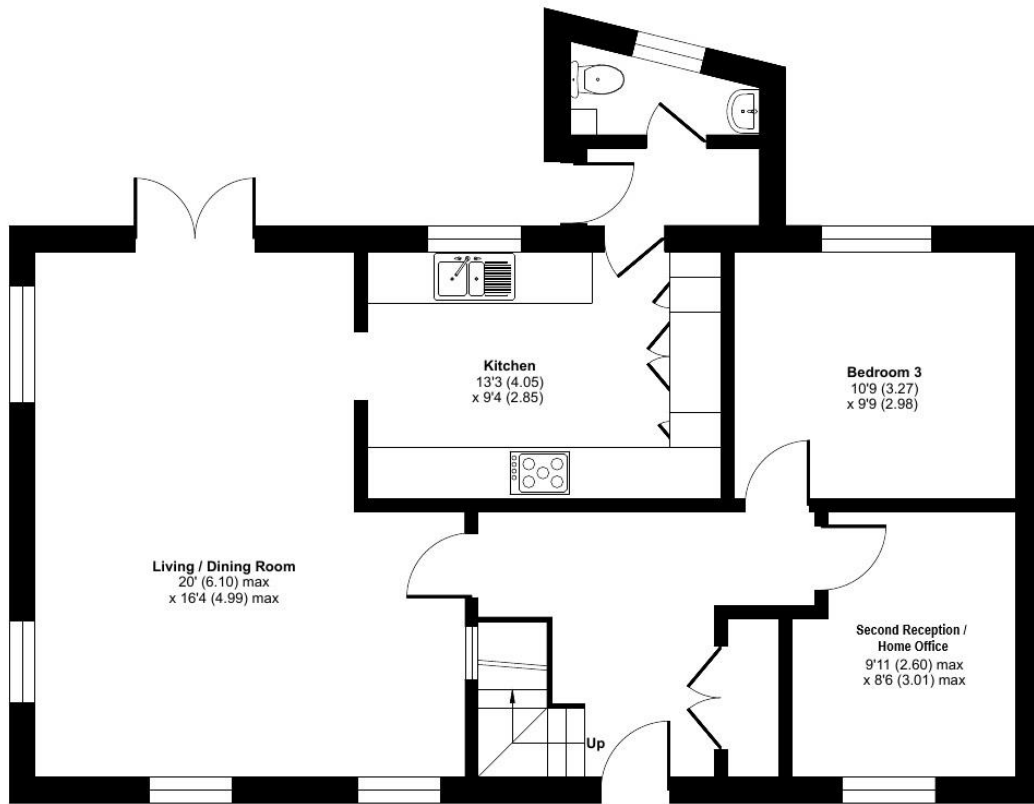
8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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.

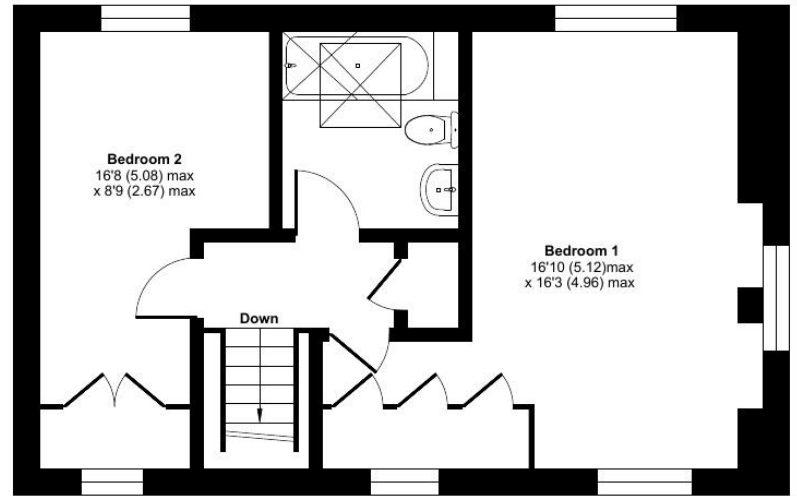
Bethel, Waterrow, Taunton, TA4

Approximate Area = 1255 sq ft / 116.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2026. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1477641

Bethel is a unique Grade II listed converted chapel in the small village of Waterrow, located 7 miles from Wellington and 11 miles from Taunton just along the B3227. The property is set in an elevated position on one side of a picturesque valley high above the River Tone with a lovely open aspect to the front. Dating back to the mid 1800s the property was converted from a place of worship to a private home many years ago and the building still forms an important part of the history of this charming Hamlet.

The accommodation is arranged over two floors, offering a flexible configuration and a huge amount of retained character, the spacious sitting room has a vaulted high ceiling, part-stained glass windows, a focal fireplace and a patio door that opens to the garden. An archway links through to the kitchen which has been well fitted with a fine range of matching wall and base units.

Completing the ground floor is a further reception room, which would work well as a home office or extra living space.

On the first floor, there are two bedrooms and a family bathroom. The principal bedroom has many period features including a stained-glass window, exposed beams and built-in wardrobes.

Outside, the low-maintenance rear garden is mainly paved with pretty flower borders offering a good degree of privacy and seclusion. Across the road, there is a designated off-road parking area for two to three cars and access to a private terraced garden which overlooks the river Tone.

The property is offered with no onward chain.



- Beautifully presented Grade II listed converted Chapel
- Character property
- Spacious sitting room
- 3 bedrooms
- Off road parking
- Courtyard garden
- NO ONWARD CHAIN

