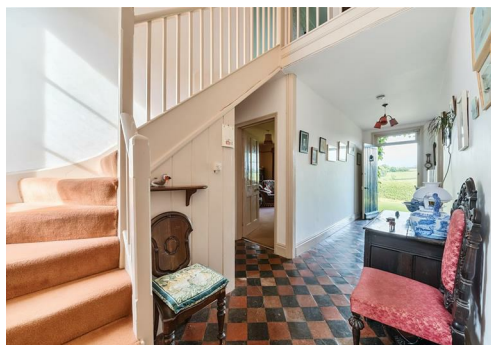




Orchard Lea



M5 (J27) 6 miles - Wellington 4 miles -
Taunton 10 miles - Exeter 24 miles

A detached property in an elevated position with wonderful rural views set in 1.15 Acres.

- Four Bedrooms
- Master En Suite and Family Bathroom
- Three Reception Rooms
- Reception / Playroom
- Kitchen / Breakfast Room
- Utility and Shower Room
- Established Gardens / Rural Views
- No Onward Chain
- Freehold
- Council Tax E

Guide Price £795,000



SITUATION

Orchard Lea is situated within the hamlet of Whiteball; a scattering of houses to the West of Wellington and close to the Somerset/Devon border. Whiteball is within 6 miles of the M5 (junction 27) and Tiverton Parkway railway station, providing a mainline rail link into London Paddington. Wellington is just 4 miles away, where an excellent range of shopping, recreational and scholastic facilities can be found. The County Town of Taunton is within 10 miles of the property and the University City of Exeter 24 miles.

DESCRIPTION

Orchard Lea is situated in a wonderful rural, yet accessible location and set within an elevated position enjoying superb southernly views towards the Blackdown Hills, Wellington Monument and Culmstock Beacon. The gardens and grounds are a particular feature and extend to approximately 1.15 acres. Briefly the accommodation comprises, boot room, farmhouse kitchen with aga, sitting room, dining room, entrance hallway, family room, reception room / playroom, inner hall, shower room with WC and laundry room all on the ground floor and on the first floor four double bedrooms, one with en suite shower room with WC together with a family bathroom and separate WC.

ACCOMMODATION

Front door to entrance hall, with tiled flooring and stairs to first floor. Sitting room with fireplace and bay window to front taking advantage of the rural views. Off the hallway is a family room, reception room / playroom, utility and shower room with WC. There is a spacious kitchen/breakfast room with wall and base units with work surfaces over, inset sink, Aga, pantry and fridge room. An opening gives access to the dining room with sliding patio doors to the front of the property. To the rear of the property is a

useful boot room/rear lobby.

On the first floor is a spacious landing with airing cupboard. There are four bedrooms, all doubles, again with rural views with the master benefiting from an en suite shower room with WC and built in wardrobes along one wall. There is a family bathroom with separate WC.

OUTSIDE

Outside, the property is approached over a private driveway providing ample parking and turning and access to a cedar wooden garage. The gardens and grounds surround the property and comprise of a former orchard laid mainly to lawn with a number of apple trees together with a useful range of outbuildings including potting shed, two summerhouses, workshop and greenhouse. As previously mentioned the grounds extend to approximately 1.15 acres.

VIEWINGS

Strictly by appointment please with the vendors agents, Stags, Wellington office.

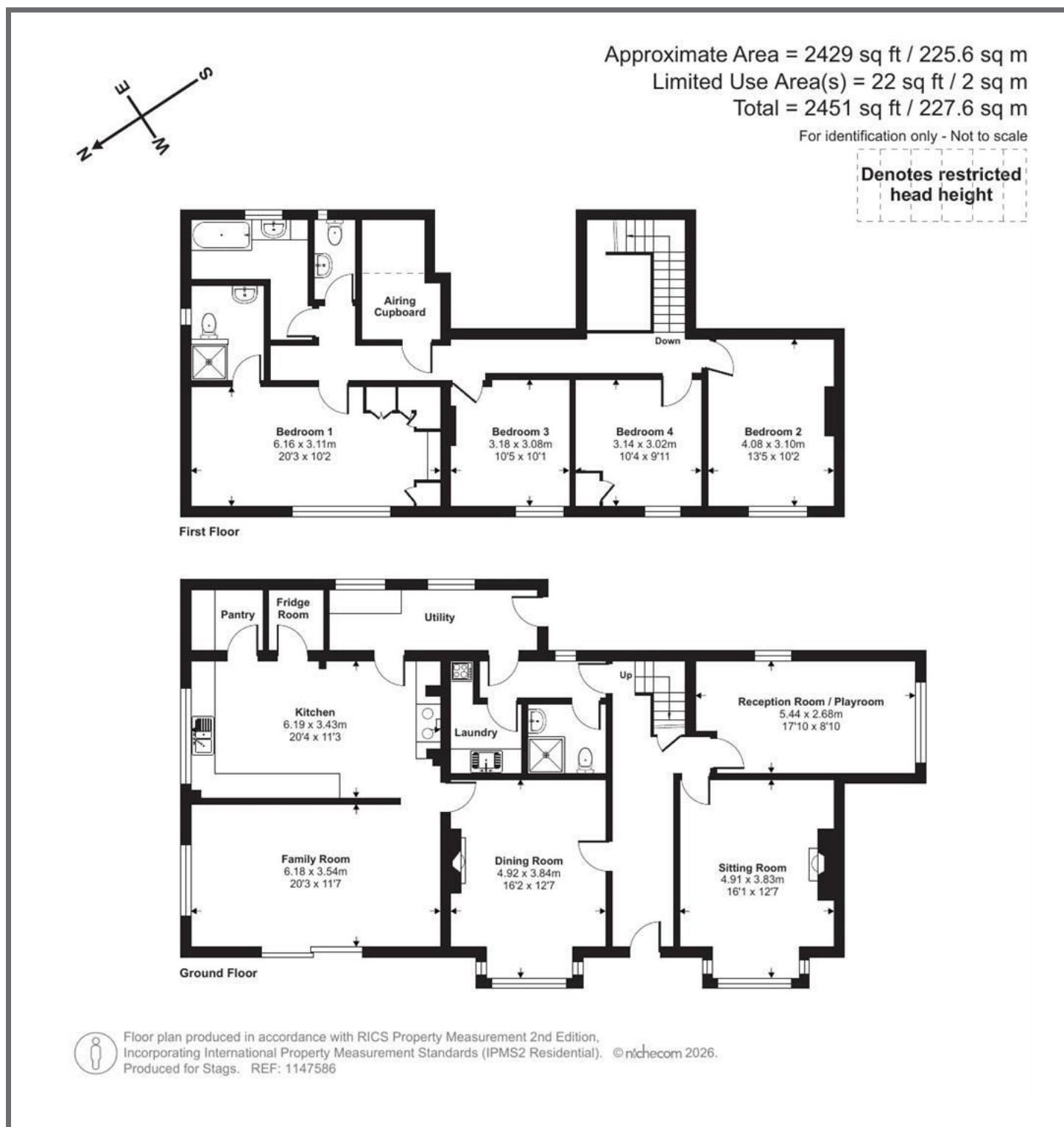
SERVICES

Mains electricity and water. Private water and drainage. Septic tank. Oil fired central heating. This property has the benefit of standard broadband(Ofcom). Mobile coverage limited inside & outside with EE and outside with 02 and Vodafone (Ofcom).

DIRECTIONS

From Wellington, head East through Rockwell Green and towards A38. Stay on this road, passing the Beambridge Inn. At the top of the hill you will see the sign for Whiteball on your left; take this turning and follow the narrow road to the main hamlet. Take the right turn and head down the hill. On the left with stone walling and black gate.





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		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(35-40) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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