



LOCATION: Toad Cottage is situated in a semi-rural location within the popular hamlet of Nicholashayne which is approximately 5 miles from the town of Wellington. Wellington is a popular market town boasting an assortment of both independently run shops and larger national stores to include the well renowned Waitrose whilst also benefitting from a range of educational and leisure facilities including a Sport Centre, cinema and The Cleve Hotel & Spa. The landmark Wellington Monument showcases extensive views across the Blackdown Hills which is an Area of Outstanding Natural Beauty.

DIRECTIONS: From Wellington proceed in the Exeter direction passing through Rockwell Green and along the A38 passing the Beambridge Hotel continue along this road taking the left turning for Culmstock. Proceed over the motorway bridge taking the course of the road where a left turn will be found signposted Nicholashayne. Continue on this road where the property will be found further along on the left hand side as indicated by our For Sale board.

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, oil fired central heating, telephone

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

Property Location: w3w.co//lost.sharpen.upward

Council Tax Band: D

Construction: Rendered stone under a slate roof with a later extension using modern methods

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 3 Mbps download and 1 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:

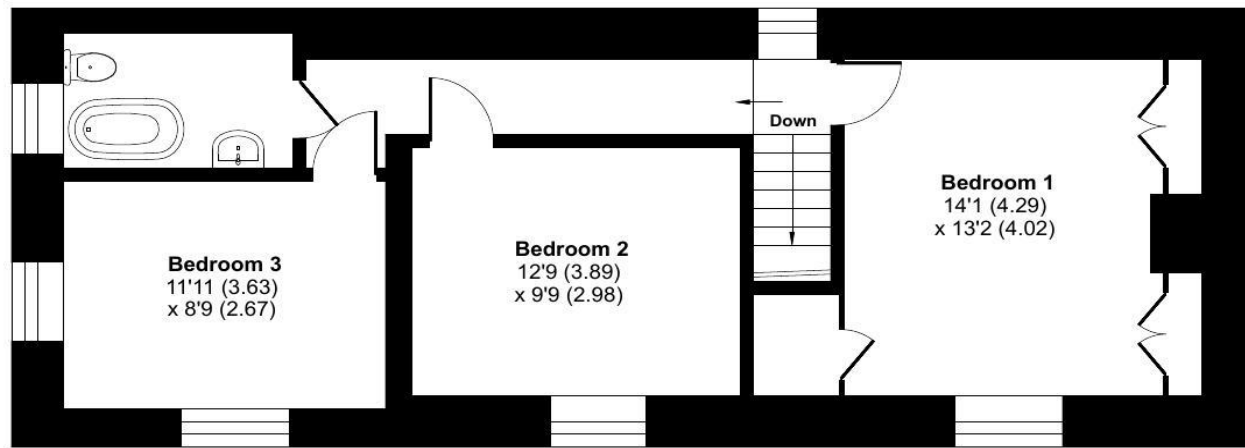
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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

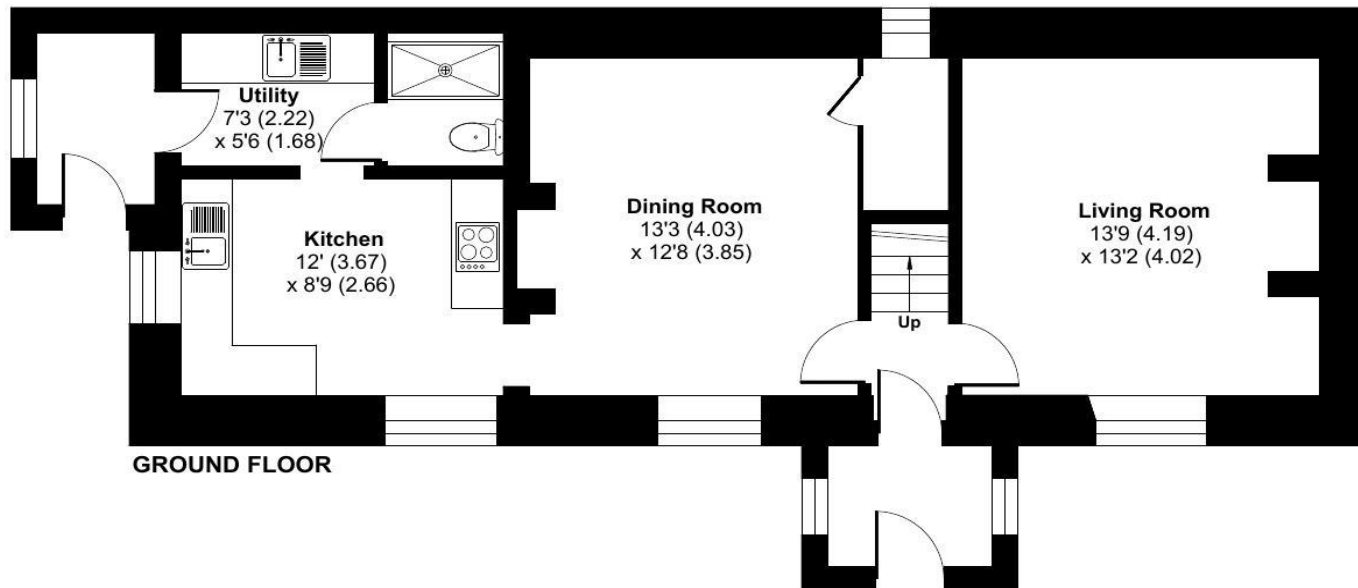
Toad Cottage, Nicholashayne, Wellington, TA21

Approximate Area = 1255 sq ft / 116.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1494154

Enjoying a peaceful position in a small hamlet is this well presented historic cottage in excellent decorative order and with a wealth of character features.

The house is arranged over two floors with well balanced accommodation including two large reception rooms with heavily beamed ceilings, the sitting room and dining room both have a traditional wood burning stoves. The kitchen is smart, well fitted with cream fronted units and beech work surfaces along with ample appliance space in addition to a very useful utility room and shower room on the ground floor.

On the first floor, the three bedrooms are all doubles with lovely rural views and are serviced by the main bathroom which benefits from a roll top bath.

The house has a good sized level garden with lawns and flower beds mainly to the front but with a good degree of privacy well enclosed on all sides with mature planting and fencing. There is a private, covered seating area with the western boundary open to fields with far reaching views.

The hamlet of Nicholashayne is a short drive from Culmstock with its favoured pub and delicatessen, with additional facilities in the busy and well served village of Hemyock which is approximately 4.5 miles away. The larger towns of Wellington and Tiverton are 5 miles and 11 miles respectively with Mainline Rail services at Tiverton Parkway (6 miles) and Junction 27 M5



- Three bedroom detached character cottage
- Peaceful location
- Countryside views
- Family bathroom and shower room
- Beautifully presented accommodation

