STAGS



1A Malthouses

1A, Malthouses, Runnington, Wellington, TA21 0QL







Wellington 1.7 miles | Taunton 8.1 miles

A charming two bedroom cottage that retains a wealth of character features.

- Two bedroom cottage
- Kitchen
- Sitting room
- Garden
- Parking
- Situated on the edge of Wellington
- No Onward Chain
- Freehold
- Council Tax Band B

Guide Price £215,000

SITUATION

Runnington is a tranquil rural hamlet surrounded by rolling countryside, located approximately 1.7 miles from Wellington, which provides a comprehensive range of shopping, leisure, and educational facilities. The county town of Taunton lies about 8 miles away, while the cathedral city of Exeter is approximately 25 miles distant. A range of transport links are available, with mainline rail services to London Paddington from both Tiverton Parkway and Taunton.

DESCRIPTION

Originally a Malt House, 1A Malthouses is a charming cottage that retains a wealth of character features. The property benefits from a south-facing garden and a dedicated parking space. Internally, the accommodation comprises a kitchen, sitting room, two bedrooms, and a family bathroom, rear garden.

ACCOMMODATION

A stable-style front door opens into the kitchen, which is fitted with a range of base units topped with contrasting work surfaces, complemented by a tiled splashback and inset sink beneath a front-facing window. The kitchen flows through to the sitting room, enjoying views over the rear garden and access via a door leading outside. This charming space is enhanced by a log burner set on a stone hearth, adding to the cottage ambiance.

Stairs rise from the sitting room to the first-floor landing, which overlooks the rear garden. The principal bedroom is a generous double with garden views, while the second bedroom, slightly smaller in size, enjoys a front aspect. The family bathroom is well-appointed with a shower unit, WC, and vanity unit with wash basin.

OUTSIDE

The property benefits from a fully enclosed south-facing garden. The garden is level and predominantly laid to lawn, complemented by an array of mature planting and an extended patio area, creating an ideal setting for outdoor dining.

SERVICES

Mains drainage, electricity and water. Mobile coverage is good outdoor with EE, O2 and Three and good outdoor, variable in home with Vodafone (Ofcom). This property benefits from Superfast broadband (Ofcom).

VIEWINGS

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

DIRECTIONS

From our Wellington office, turn right onto North Street. Continue along and follow the road through Tonedale. After leaving Tonedale, the property will be found approximately 200 yards on the right-hand side.







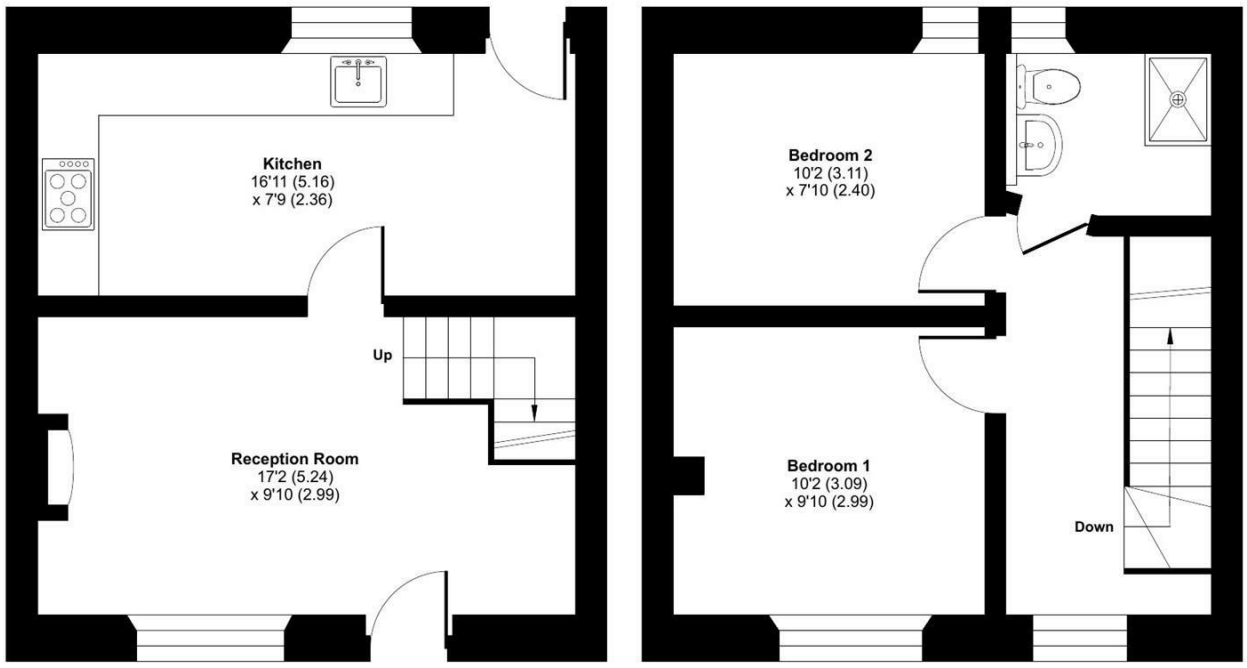




Malthouses, Runnington, Wellington, TA21

Approximate Area = 616 sq ft / 57.2 sq m

For identification only - Not to scale



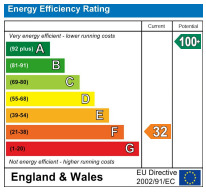
GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1357855

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.

STAGS



7 High Street, Wellington, Somerset, TA21 8QT
01823 662822
wellington@stags.co.uk
stags.co.uk