



Greenham Cottage



Wellington 5 miles | Taunton 12 miles |
Tiverton 11 miles

A highly attractive detached house with gardens and grounds extending to approximately 4.0 acres.

- Detached Period Cottage
- Four Bedrooms – Two Bathrooms
- Three Reception Rooms
- Separate Studio
- Landscaped Gardens
- Double Garage & Parking
- Field & Canal Approximately 4.0 Acres
- No Onward Chain
- Council Tax Band E
- Freehold

Guide Price £825,000

SITUATION

Greenham Cottage enjoys an idyllic setting close to the heart of the charming hamlet of Greenham. Approximately five miles from the well-regarded town of Wellington which offers an excellent range of shopping, leisure and educational facilities. Surrounded by beautiful rolling countryside, Greenham combines a peaceful rural atmosphere with excellent accessibility. Junction 26 of the M5 motorway is approximately five miles distant, whilst the County Town of Taunton lies around eleven miles away. Taunton benefits from a mainline railway station providing regular services to London Paddington in under two hours.

DESCRIPTION

Greenham Cottage is a detached period residence offering spacious and versatile accommodation, set within gardens and adjoining paddock land. A particular feature of the property is its ownership of approximately 200 metres of the Grand Western Canal frontage, together with a detached studio incorporating a kitchen and shower room. The adjoining field extends to approximately 2.5 acres, and in all the property amounts to about 4.0 acres.

ACCOMMODATION

A covered entrance porch provides access to the front door and into the reception hall, with stairs rising to the first floor and useful understairs storage cupboards. A triple-aspect kitchen/breakfast room is fitted with a range of units and a one and a half bowl single drainer sink. The kitchen also benefits from a bay window with window seat and storage cupboard beneath. An oil-fired Rayburn provides cooking and heating facilities, and a door gives access to the principal front entrance. A store room leads through to the ground floor bathroom, fitted with a panelled bath, wash hand basin and low-level WC. The sitting room is a dual-aspect reception room centred around an open fireplace with tiled surround and slate hearth, with fitted cupboards and bookshelves to one side. Double doors open to the outside terrace, whilst a further set of double doors lead into the conservatory, enjoying a tiled floor and attractive views across

the gardens.

On the first floor are four bedrooms, comprising two doubles and two smaller single rooms, together with a family bathroom fitted with a shower cubicle, wash hand basin and low-level WC.

OUTSIDE

The property is approached of the village road via a gravelled driveway leading to a parking and turning area. There is a studio in the grounds constructed of timber with a tiled roof. This has been used as an area of occupation for a number of years and includes a kitchen area, bathroom and spacious living accommodation. This has its own separate garden with a flower and shrub border surround and a gravelled patio area. The gardens benefit from various garden rooms that include areas of lawn with flower and shrub borders and mature trees. There is a fully insulated summerhouse, a green house and vegetable growing areas, sitting out areas and a double garage with a range of fitted shelves. The whole gardens are extremely private and mature and provide an idyllic rural setting. Included in the garden is stretch of the former Grand Western Canal, which extends to approximately 750 ft and is a highly attractive feature of the property. A gateway leads to the field, that benefits from a separate gate onto the main road.

SERVICES

Mains electric, LPG, Private drainage. Heating run by Rayburn. Surface water is a high risk (Government Website). Mobile coverage is variable outdoor with O2 and Vodafone, good outdoor, variable in-home with Three and good outdoor with EE (Ofcom). This property has standard broadband (Ofcom).

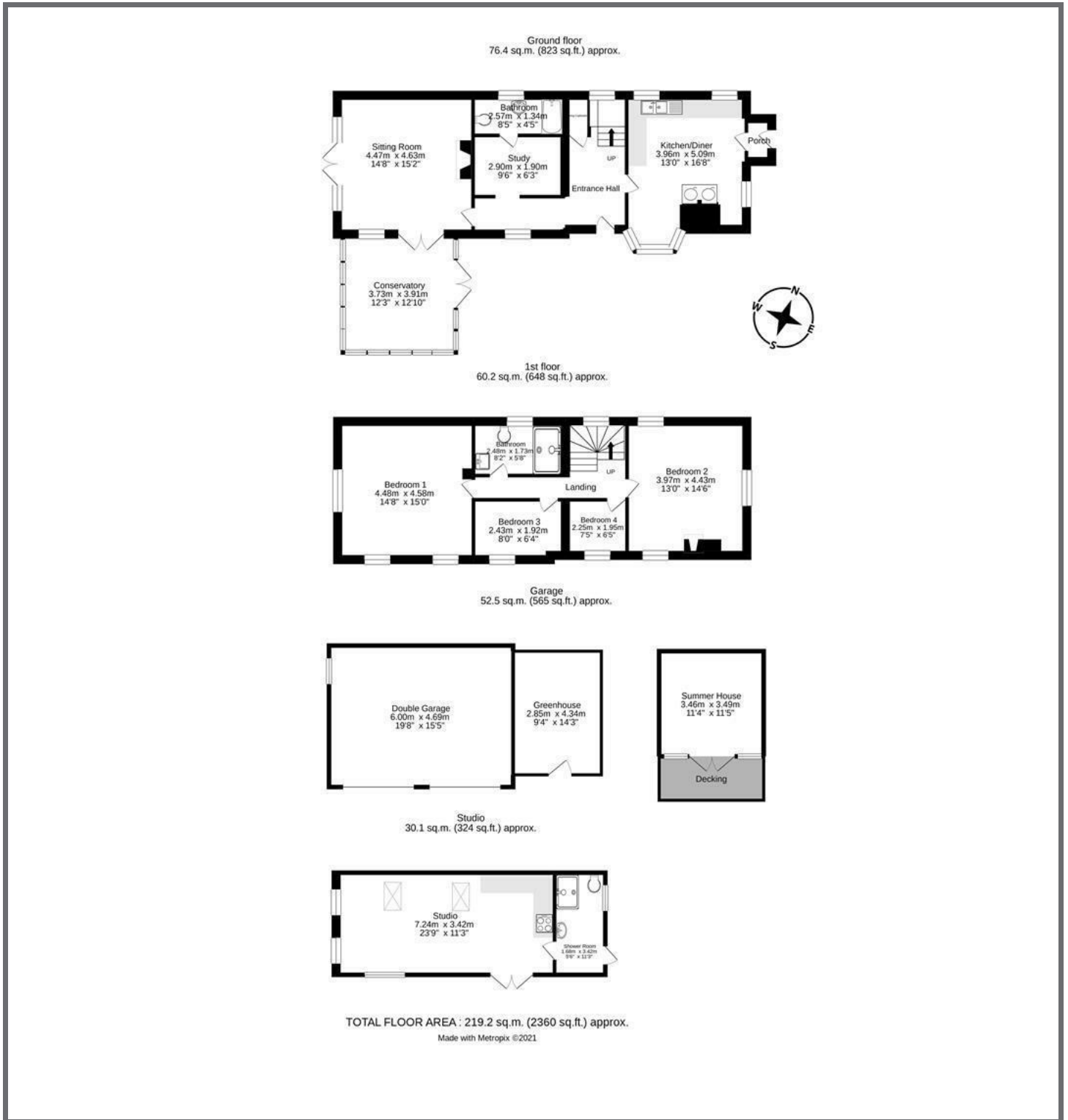
VIEWINGS

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

DIRECTIONS

From the A38 heading towards Tiverton, turn right signposted Greenham 1.5 Miles. Follow the road into the village and the house is the first property on the left-hand side.





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		Current	Potential
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	80

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