



Kinvara Nynehead, Wellington TA21 0BY



A spacious and well-presented five-bedroom detached family home in the popular village of Nynehead, just two miles from Wellington. Recently refurbished and remodelled by the current owners, the property offers versatile accommodation including a self-contained one-bedroom annexe, ideal for multi-generational living, together with a good-sized rear garden, ample driveway parking and no onward chain.





## Features

- Games Room
- Living Room
- Open Plan Kitchen / Breakfast / Dining Room with French doors and patio doors to garden
- Shower Room
- Master Bedroom with fitted wardrobes, door to Balcony and Ensuite Shower Room
- 3 further Bedrooms
- Family Bathroom
  
- Annexe – Bedroom with French doors to garden
- Annexe – Bathroom
- Annexe Kitchen / Living / Dining Room
  
- Enclosed garden to rear with outside entertaining area, vegetable garden and useful shed
- Ample driveway parking
  
- Oil central heating to main house
- Calor gas combi boiler to annexe
- Double glazing
  
- Council tax band E
  
- What3words:  
[///modern.outsiders.ditching](https://www.what3words.com/?w3=///modern.outsiders.ditching)







Kinvara is situated in the village of Nynehead within 2 miles of Wellington and 5.8 miles of Taunton, the County Town of Somerset.

Wellington offers an excellent range of local amenities including a variety of independent shops, supermarkets including Waitrose and Co-op, sport and leisure facilities and a selection of schools, both primary and secondary.

The property is also well situated for all transport links with access to the M5 motorway 3 miles away at Junction 26 and Taunton within 5.8 miles with its main line railway station linking to London Paddington in less than 2 hours.

For rural pursuits, the Brendon, Blackdown and Quantock Hills lie within easy reach and further West, Exmoor National Park provides excellent walking, riding and cycling.



# Kinvara, Nynehead, Wellington, TA21 0BY

Approximate Area = 1661 sq ft / 154.3 sq m

Annexe = 568 sq ft / 52.7 sq m

Total = 2229 sq ft / 207 sq m

For identification only - Not to scale



Viewing strictly through the selling agents:

**Robert Cooney**

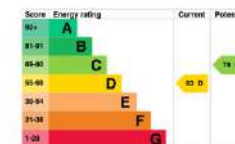
Corporation Street, Taunton,  
Somerset TA1 4AW

Telephone 01823 230 230

E-mail [taunton@robertcooney.co.uk](mailto:taunton@robertcooney.co.uk)

Website [robertcooney.co.uk](http://robertcooney.co.uk)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Robert Cooney. REF: 1424835



For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.

**robert  
cooney**

