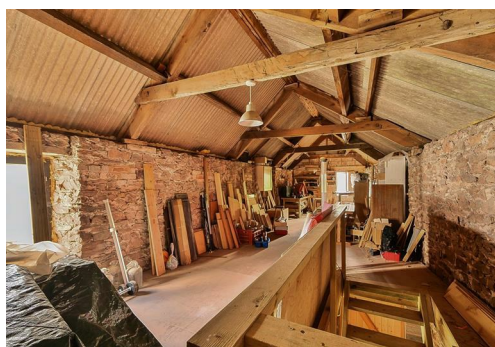




28 West Street



Wellington 8 miles / M5 (J26) 8.6 miles /  
Taunton 11 miles

**A three bedroom individual property with adjoining barn with planning to convert into additional accommodation.**

- Three Bedrooms
- Family Shower Room
- Sitting Room
- Kitchen
- Utility With WC
- Courtyard Garden & Garage
- No Onward Chain
- Two Storey Outbuilding With Planning Permission
- Freehold
- Council Tax Band C

**Guide Price £375,000**



#### **SITUATION**

Wiveliscombe is known for its friendly active community. With a weekly farmers market, the town offers a good range of facilities including supermarket, public houses, vets, library, medical centre, post office and primary and secondary schools together with a community centre. There are excellent sporting facilities including a recreational ground with its heated open air swimming pool, football, rugby and tennis clubs. For a wider selection the County Town of Taunton is within 11 miles with its main line rail link to London Paddington and access to the M5 motorway. The smaller town of Wellington is within 7 miles where further shopping, recreational and scholastic facilities can be found together with additional access to the motorway.

#### **DESCRIPTION**

A rare opportunity to purchase this individual cottage with a wealth of character and charm, with the adjoining barn with planning permission to convert into additional accommodation. The accommodation currently consist of three bedrooms, a family shower room, sitting room, kitchen/dining room and utility. Outside is a pretty courtyard garden and an adjoining barn which is currently been used a workshop and has been partly converted with integral garage. The cottage is situated within a short walking distance to the Recreation Ground, play area and Swimming Pool. It is also a short level walk to the Primary School with the Secondary School, also close by. The back door leads on to a lane opening up miles of walks on the adjoining hills. The property is being offered with no onward chain.

#### **ACCOMMODATION**

Front door into the entrance porch with door leading into the spacious sitting room with log burner, oak flooring, triple aspect and door leading into the kitchen/dining room. Stairs rising to the first floor with understairs storage cupboard. Kitchen with fitted units, tiled splashbacks, slate flooring, space for dishwasher, range cooker with extractor fan over, sink, space for table and chairs, fireplace with log burner and with dual aspect. Door to the utility with sink, window to side aspect,

space for fridge/freezer, cloakroom with w.c, wash hand basin, door to both the garden and side access.

First floor landing with door to bedroom one, a spacious double with dual aspect, fireplace, access into the loft and wooden flooring. Bedroom two, a double with window to side aspect and wooden flooring. The third bedroom is a single with Velux window. Family shower room with w.c, vanity sink unit and Velux window.

#### **OUTSIDE**

To the outside is a pretty courtyard garden. Double wooden doors to the garage with gives access to the two story outbuilding which is currently been used for storage but has been partly converted and provided power and light. Please see plans either on Taunton Deane Council website using reference 49 / 05 / 0047 or request from the office. This planning would be to provide additional accommodation to the main house.

#### **SERVICES**

Mains water, electricity, drainage. Gas. This property has the benefit of superfast broadband(Ofcom). Mobile coverage limited inside with EE, Three, 02 and Vodafone and likely outside with EE, Three O2, and Vodafone (Ofcom).

#### **VIEWINGS**

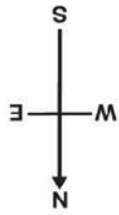
Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

#### **DIRECTIONS**

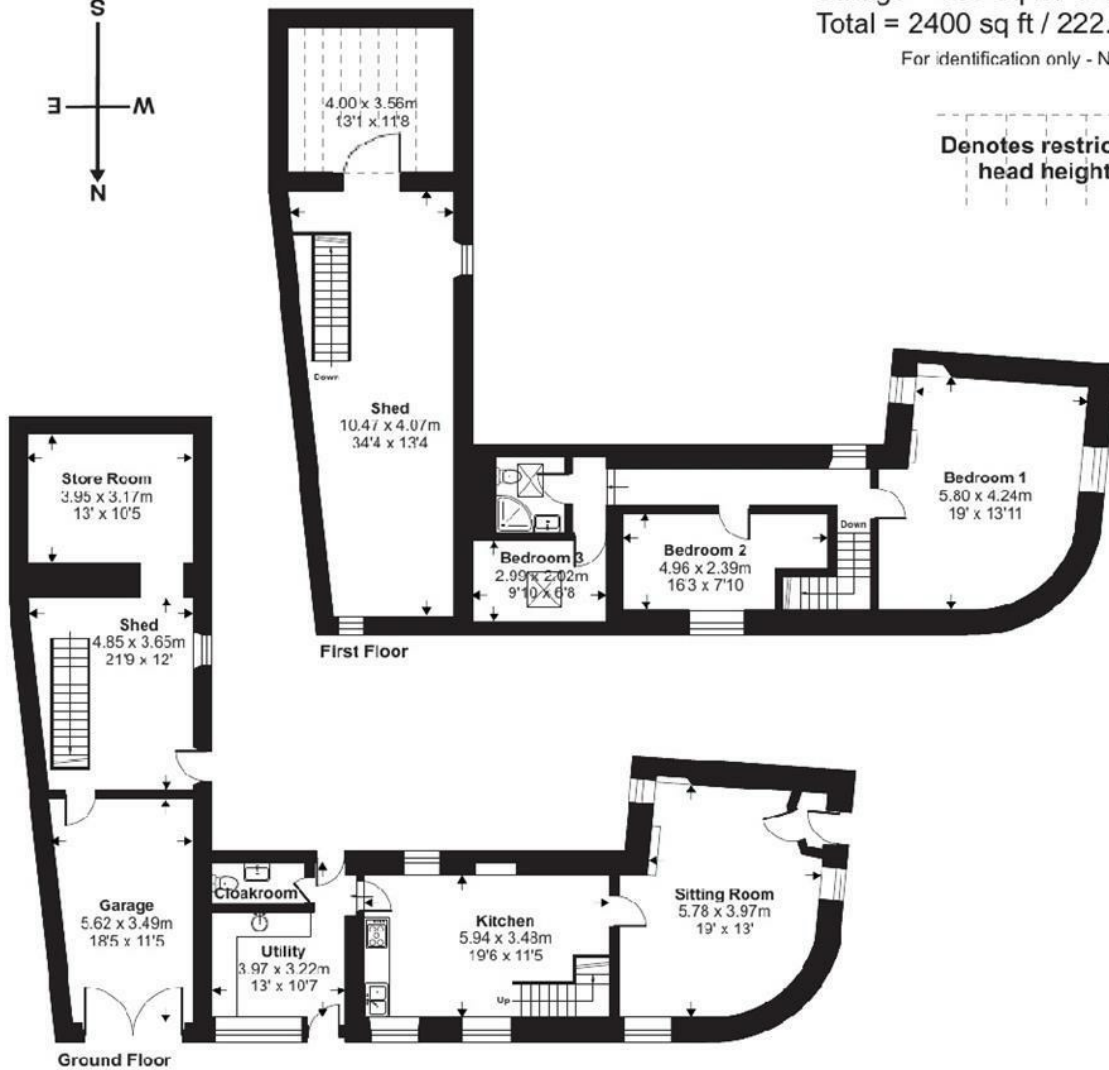
From Wellington head north to Langford Budville and pass through the village turning right at the far end signposted Wiveliscombe and head across Langford Common passing Nunington Park. Upon entering the village head towards High Street and the property will be found on the right hand side.



Approximate Area = 1284 sq ft / 119.2 sq m  
 Limited Use Area(s) = 173 sq ft / 16 sq m  
 Outbuildings = 753 sq ft / 69.9 sq m  
 Garage = 190 sq ft / 17.6 sq m  
 Total = 2400 sq ft / 222.4 sq m  
 For identification only - Not to scale

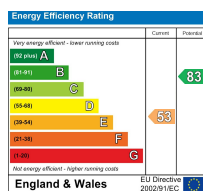


Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1285642

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.



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