



- Beautifully Refurbished Detached Three Bedroom 'Chocolate Box' Thatched Cottage
 - Planning Permission for Extension
 - Detached Annexe
 - Gardens and Paddock with Two Outbuildings
 - Approx. One Acre In All
 - Accessible Rural Location

GENERAL AND SITUATION

Approximate Distances:

Wellington 1 mile • M5 (J26) 1 mile • Taunton 7 miles • Tiverton 16 miles

A beautifully refurbished three-bedroom thatched cottage with a detached annexe, two further outbuildings, gardens and paddock, with potential for smallholding or private equestrian use, in an accessible rural location.

The cottage is believed to date back to around 1500 and it has been comprehensively refurbished by the present owners in recent years. Set to the rear of the cottage is a detached annexe which is believed to have been the original dwelling on the site and historically known as 'Hope Cottage'.

Planning permission was granted on 28 April 2025 for the erection of a single-storey side extension to Woodlands Cottage, further details are available on Somerset Council Planning Portal under Application no. 44/25/0001.

The property lies in a tucked-away rural location just one mile from Wellington, where there is an excellent range of shops, schools and local amenities. There is easy access to junction 26 of the M5 motorway, and a wider range of amenities are provided in the County Town of Taunton, including a main line rail link to London Paddington.

THE RESIDENCE

An appealing detached period cottage with a thatched roof, plus a flat roof extension to the rear. Central heating is provided by an air source heat pump. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** is through a **Front Covered Porch**, opening into an **Entrance Hall** with stairs rising to the **First Floor** and a door to the right, opening into a cosy **Sitting Room** which has a fireplace.

A door to the left opens into the **Dining Room** which has oak flooring, a feature inglenook style fireplace, and attractive curved steps leading down into the **Kitchen**, which is fitted with a range of modern units with worksurfaces, incorporating a 1½ bowl sink, range cooker with extractor hood, space for American style freezer, plumbing for dishwasher and stone flooring.

The **Kitchen** leads on through into a **Utility Room** which has an external stable style door, built-in worksurface, plumbing for washing machine, stone flooring and access on to a **Ground Floor Cloakroom** with WC, wash hand basin and a cupboard housing the air source heat tank and controls.

On the **First Floor** there is a fantastic large **Landing Area**, giving access to **Three Bedrooms**, each of which have **Ensuite Bath/Shower Rooms**.





THE ANNEXE (HOPE COTTAGE)

Set adjacent to the rear of the main residence, this detached building has also been refurbished by the current owners in recent years and has **Photovoltaic Solar Panels** on the roof.

There are **Two Rooms** on the **Ground Floor**, one of which is fitted with built-in storage cupboards, sink, electric oven, four ring hob and plumbing for washing machine and dishwasher.

There is a **Further Room** on the **First Floor** with a wall divider at the far end, behind which there is a shower cubicle, WC and wash hand basin.



OUTSIDE, OUTBUILDINGS & LAND

The property is set at the end of a shared track and there is a private parking area with space for numerous vehicles.

There are spacious gardens and grounds, with an old brick well and an attractive stone wall along the eastern boundary.

Beyond the garden is an area of **Paddock**, with a timber-built **Goat Shed** 23'7 x 11'3 (7.2m x 3.4m)

The top end of the paddock has a variety of young trees and a useful **Workshop** 29' x 19'5 (8.8m x 5.9m) built of timber under a box profile roof.



IN ALL APPROX. 1 ACRE
(About 0.4 Hectare)

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk





Approximate Gross Internal Area
3057 sq ft - 284 sq m
Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

SOMERSET COUNCIL
Tel: 0300 123 2224

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE (shared septic tank), AIR-SOURCE HEAT PUMP, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING** D **COUNCIL TAX** F

DIRECTIONS

From junction 26 of the M5 head west along Gerbestone Lane for just under one mile, and at the t-junction turn right onto Ford Street. Proceed over the motorway bridge and after a short distance turn left into a small lane, which then bears sharp left again and continues on down to Woodlands Cottage at the far end.

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