



Oldway Cottage







# Oldway Cottage, Whiteball

Wellington, Somerset, TA21 0LS

Wellington 3.1 miles | Tiverton 12.5 miles | Taunton 9.4 miles

Full of charm and character, this handsome cottage with indoor pool and set in 3.68 acres of sweeping parkland grounds with breath-taking panoramic views.

- Four Bedrooms
- Drawing Room
- Garden Room & Studio
- Beautifully Stocked Gardens & Two Garages
- Council Tax Band F
- Family Bathroom, En Suite & Shower Room
- Kitchen/Dining/Sitting Room
- Spa Room with 12m indoor Swimming Pool
- Set in 3.68 acres
- Freehold

Guide Price £750,000

## Stags Wellington

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## SITUATION

Oldway Cottage sits within the small hamlet of Whiteball, a cluster of homes located west of Wellington and close to the Somerset–Devon border. The hamlet lies approximately 6 miles from the M5 at Junction 27 and Tiverton Parkway railway station, offering direct mainline services to London Paddington. Wellington is just 4 miles away and provides a wide selection of shops, leisure amenities, and schools. The County Town of Taunton is within 10 miles, while the City of Exeter is around 24 miles from the property.

## DESCRIPTION

A charming four-bedroom detached cottage built of natural stone with roof of pan tiles, believed to date back to the late 18th Century. The present owners have been at the property for some forty years and have made improvements and restored the house throughout. Including an extension to the north east which accommodates a spa with a twelve meter swimming pool, hot tub and steam room. The accommodation comprises of a drawing room, a spacious kitchen/sitting/dining room, a garden room/guest suite, utility room and downstairs shower room. The first floor provides three bedrooms a family bathroom and an en-suite, with a further bedroom/studio located on the second floor. Outside, there is a separate garden studio complete with its own wet room, and established gardens overlooking a rural view.

## ACCOMMODATION

An attractive entrance porch opens into a welcoming reception hall, where a staircase rises to the first floor. To the right, a door leads into a well-proportioned drawing room featuring a bay window and an elegant fireplace. On the opposite side of the hall is the sitting room, which offers generous family living space with room for a dining table and opens into the well-appointed kitchen. The kitchen is fitted with a two-oven electric AGA, an extensive range of wall and base units, space for an American-style fridge, a built-in oven with grill, a fitted microwave, an induction hob, and a double sink. From here, access leads to an inner hall and utility area, a cloakroom with shower, and doors opening into the pool room. There is also a covered area with a deep sink which doubles as a dog bath. The garden room, located on the west side of the house, has a door to the garden and a path that leads to the detached garden studio, which provides occasional guest accommodation and includes a wet room.





Stairs lead to the first floor and a spacious landing, which provides access to the principal bedroom, complete with a pretty fireplace, wooden flooring, and a gas coal-effect fire. The family bathroom is fitted with a wash basin, WC, panelled Jacuzzi bath, and a separate shower. A guest bedroom, which also features a fireplace and far-reaching views, benefits from its own shower room with WC and wash basin. A third bedroom, currently arranged as a dressing room, completes the first floor. A further staircase rises to a studio/bedroom on the upper level, where magnificent, far-reaching views can be enjoyed.

### OUTSIDE

Oldway Cottage enjoys an elevated setting above a quiet country lane, which provides access to two garages and ample parking for multiple vehicles. A garden gate opens onto a stepped pathway guiding you to the front entrance. The grounds include expansive terraces with attractively planted mixed borders and area of lawn. To the north-east, a well-conceived timber addition creates an impressive spa retreat, complete with a twelve-metre indoor swimming pool, six-person hot tub, steam room, log-burning stove, and television — offering a luxurious space for both relaxation and entertaining. At the rear, a functional courtyard provides the dog-washing area and log storage. Across the lane, a traditional five-bar gate leads into a south-facing pasture featuring three striking American oak trees. Altogether, the gardens and grounds extend to approximately 3.68 acres.

### SERVICES

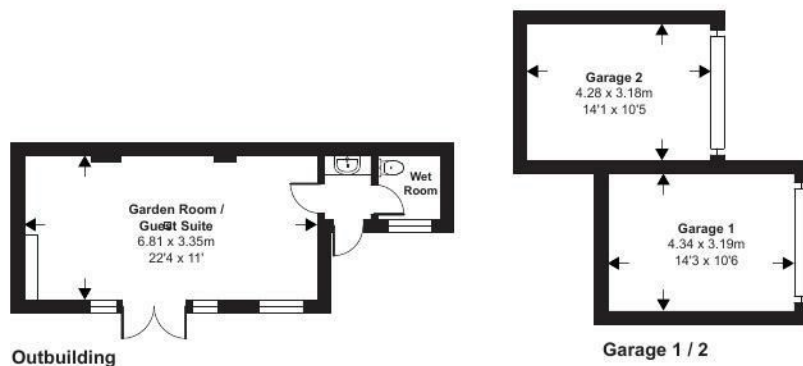
Mains electric and water. Private drainage. Mobile coverage is good outdoor with EE, O2 and Three and good outdoor, variable in-home with Vodafone (Ofcom). This property benefits from superfast broadband (Ofcom).

### VIEWINGS

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

### DIRECTIONS

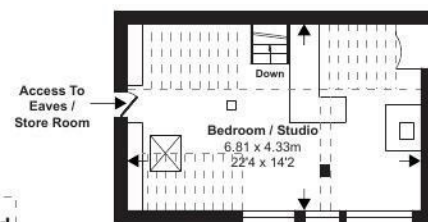
From Wellington, head east through Rockwell Green and continue towards the A38. Follow this road past the Beambridge Inn. As you reach the top of the hill, look for the sign to Whiteball on your left. Turn here and follow the narrow lane into the main hamlet. After approximately 0.2 miles, the property will be on your right.



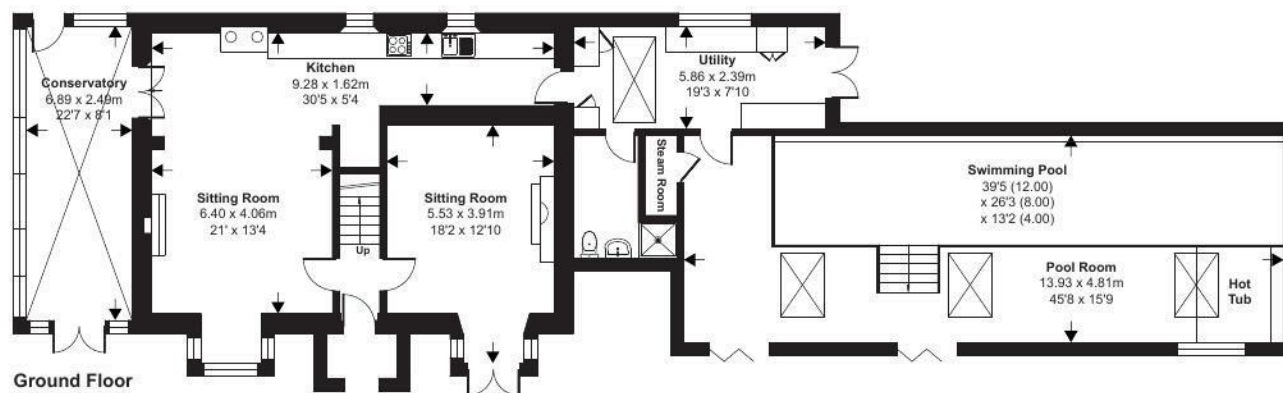
Denotes restricted head height

Approximate Area = 2739 sq ft / 254.4 sq m  
Limited Use Area(s) = 152 sq ft / 14.1 sq m  
Garage = 529 sq ft / 49.1 sq m  
Outbuilding = 146 sq ft / 13.5 sq m  
Total = 3566 sq ft / 331.1 sq m

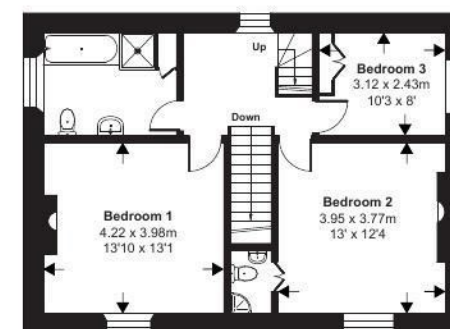
For identification only - Not to scale



Second Floor



Ground Floor



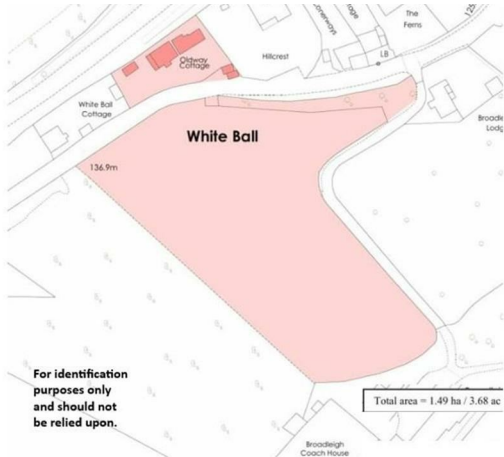
First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1415229



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               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         | 48                      |
| (21-38) F                                   |         |                         |
| (1-20) G                                    | 13      |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         |                         |
|                                             |         | EU Directive 2002/91/EC |





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