



Station House



Station House

Venn Cross, Waterrow, Taunton, TA4 2BE

A distinctive and character-filled residence, preserving many original details from its former role as a railway station.

- Detached property
- Annexe
- Just over 2 Acres
- Range of Outbuildings
- Council Tax Band E
- 5 bedrooms
- Former Station House
- Grounds
- No Onward Chain
- Freehold

Offers In Excess Of £650,000

SITUATION

Waterrow is a picturesque village set within the Tone Valley, conveniently located near Wiveliscombe, Wellington, and Exmoor National Park. Surrounded by rolling hills and unspoilt countryside, it offers an attractive rural setting. The nearby town of Wiveliscombe, approximately 4.4 miles away, provides a range of everyday amenities, independent retailers, and schooling. Wellington, around 10 miles distant, offers a broader selection of facilities, including supermarkets, access to the M5 motorway, and the well-regarded Wellington School. Taunton lies approximately 15 miles to the east and benefits from mainline rail services to London Paddington, additional M5 access points, and a choice of independent schools. The nearby Blackdown, Brendon, and Quantock Hills provide excellent opportunities for outdoor pursuits, including walking, horse riding, and fishing.

DESCRIPTION

Station House is an individual and characterful-filled home that retains many original features from its former life as a railway station. The main residence provides three double bedrooms, including a principal bedroom with en-suite, along with a spacious sitting room, kitchen, family bathroom, utility room, snug, dining room, and access to a loft area. The former booking office has been thoughtfully adapted to provide additional accommodation, comprising two bedrooms both with en-suites and an open-plan kitchen, dining and living space. Externally, the property enjoys a range of outbuildings, a patio and seating area, attractive lawned gardens, and a former railway tunnel. Offered to the market with no onward chain.



ACCOMMODATION

Originally the Station Master's House, the property is entered via a front door opening into a welcoming entrance hall. A door leads through to the sitting room, a charming triple-aspect reception room featuring a characterful open fireplace and enjoying an abundance of natural light. From the sitting room, a staircase leads to a loft space with Velux windows. Currently arranged as two separate areas, this versatile space offers potential for conversion into two additional bedrooms, subject to the necessary consents and approvals. In addition, there is useful eaves storage, with one section benefitting from a further door leading to an additional loft area. The sitting room also provides access to the well-appointed kitchen, fitted with a range of matching wall and base units. Integrated appliances include a dishwasher, double eye-level ovens and an induction hob set within a central island. A traditional coal and wood-fired Rayburn provides cooking facilities and also has the capability to heat the water supply. There is also a sink fitted with a boiling water tap. Beyond the kitchen, an inner hall provides access to a useful storage cupboard and the family bathroom, which is fitted with a bath, wash hand basin and WC. The inner hall opens into a spacious conservatory, currently utilised as both a dining area and snug, creating an excellent additional reception space. Doors provide access to the rear of the property. The conservatory also leads to a utility room, fitted with a range of units and work surfaces, together with space and plumbing for a washing machine and tumble dryer. In addition, the conservatory provides access to the annexe, formerly the station booking office and subsequently extended to create versatile ancillary accommodation. Three double bedrooms are situated on the ground floor of the Station Master's House, two of which benefit from internal windows overlooking the conservatory. The principal bedroom occupies what was formerly the Station Master's office and enjoys a front-aspect window. It is served by an en-suite shower room comprising a walk-in shower, WC and wash hand basin. A particular feature of the en-suite is the shower alcove, which incorporates original elements of the building and formerly served as the station ticket booth, providing a unique reminder of the property's railway heritage.

The booking office can be accessed either from the main house or independently via external steps leading to a porch entrance. From here, a door opens into a spacious open-plan living, kitchen and dining area, featuring a wood-burning stove and sliding doors that lead out to a patio. The kitchen is fitted with a range of wall and base units with worktops over, a sink unit, integrated fridge-freezer, microwave, induction hob, oven, and extractor hood. A door from the living area leads into a conservatory, which provides a link to the main house. Off the conservatory is a single bedroom with an en-suite shower room comprising a shower, wash hand basin, WC, and built-in storage cupboard. A further door leads to the second bedroom, which benefits from its own access and en-suite bathroom, fitted with a bath, separate shower, WC, wash hand basin, and additional storage.

OUTSIDE

Externally, the grounds are steeped in historical character. To the rear of the house, a decked terrace occupies the site of the original steps that once led down to the former railway platform. Adjacent to the property, and enjoying attractive views across the open countryside, a garden and driveway descend into the railway cutting, where a tunnel owned by Network Rail and a range of outbuildings are located. A grassed embankment, retained by the original railway rails, rises back towards the main house, while the former booking office benefits from its own pedestrian access gate providing direct access to the railway cutting.

SERVICES

Mains electric. Private water, bore hole. Private drainage, treatment plant. Oil heating. Solar panels - leased. Rapid electric car charger. Network rail have a right off way to the tunnel. Mobile coverage is good outdoor (Ofcom). This property has the benefit of Ultrafast broadband (Ofcom).

VIEWINGS

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

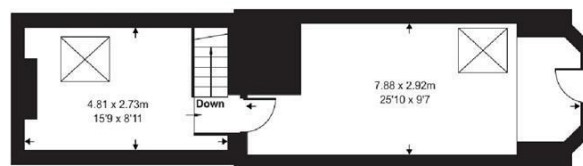
DIRECTIONS

From the Stags Wellington office, turn right onto North Street and follow the B3187 for 1.7 miles. Turn left, then right. Continue straight ahead before turning left, then take the following two right-hand turns. Follow this road for 1.5 miles, then turn right and, after 0.7 miles, turn left onto the B3227. The property will be found on the right after a further 1.2 miles.

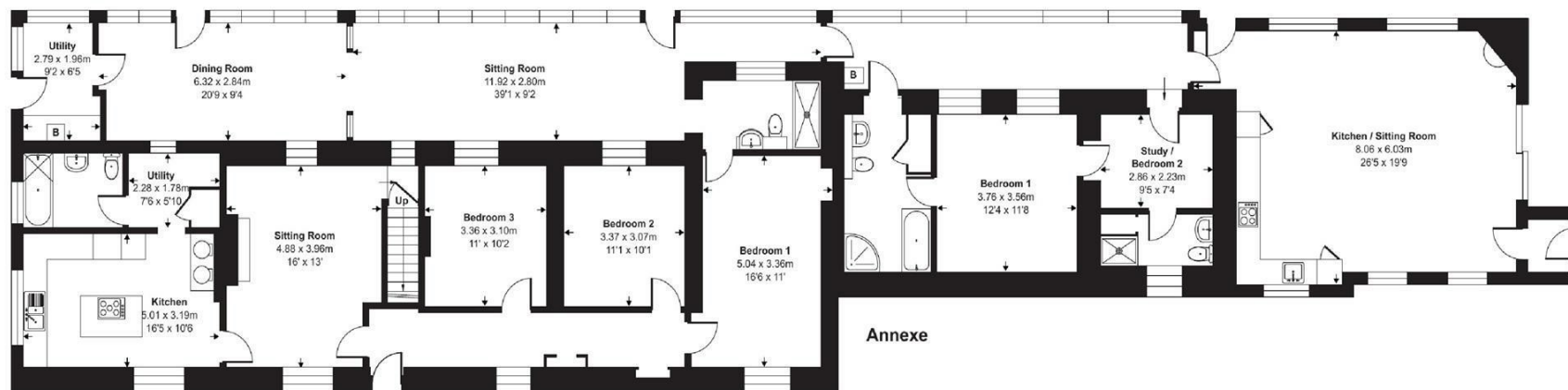




Approximate Area = 2193 sq ft / 203.7 sq m
 Annexe = 1107 sq ft / 102.8 sq m
 Total = 3300 sq ft / 306.6 sq m
 For Identification Purposes Only



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n'ichecom 2026. Produced for Stags. REF: 1498252

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		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(29-34) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

7 High Street, Wellington, Somerset, TA21 8QT

wellington@stags.co.uk

01823 662822



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London