

STAGS

Glencott

Glencott

Waterrow, Taunton, TA4 2BH

Wiveliscombe 3 miles Wellington/M5 (J26) 10 miles Taunton 14 miles

- Beautiful countryside setting
- 4 bedroom detached cottage
- Extensive range of outbuildings and garaging
- Double bank fishing on the River Tone
- Arboretum and lake
- Grounds of approximately 13.5 acres

Offers in excess of £650,000

Situation

Glencott is situated approximately 1 mile to the west of Waterrow in a fine rural yet accessible location close to the Somerset/Devon border. Waterrow benefits from a village hall and an excellent public house/restaurant. It is also within 2 miles of Bathealton and Stawley and 3 miles from the popular town of Wiveliscombe which maintains an active community and provides a good range of local amenities including shops, butchers, church, medical centre, vets, library, public houses, primary and secondary school as well as a range of sporting and recreational facilities including an open air swimming pool. The nearby town of Wellington is 8 miles and offer supermarkets, a range of independent shops and Wellington School, whilst Taunton provides a more extensive range of amenities associated with a County Town.

The M5 is easily accessible at Wellington, Taunton and Tiverton providing great links to Cornwall to the South and Bristol and London to the north and east. There are regular rail services to London Paddington from Taunton and Tiverton, and Exeter airport provides a number of domestic and international flights.

Description

Glencott is centred on a four bedroom detached cottage of stone and rendered appearance set beneath a tiled roof. The property benefits from a spacious hallway, two reception rooms, hand built kitchen, two offices, utility and a cloakroom all on the ground floor and on the first floor four bedrooms and a family bathroom. The property benefits from oil fired central heating. The setting is quite superb and should be viewed to fully appreciate its diverse gardens and grounds including a newly planted arboretum. There are several fields, woodland, lake and double bank fishing on the River Tone.

Accommodation

An entrance porch with cobbled floor and stable door gives access to a spacious reception hall with its quarry tiled floor, stairs rising to the first floor along with an inglenook fireplace with beam over makes this a most cosy room.



Country property with outbuildings set in wonderful grounds of 13.5 acres with various fields, arboretum, lake and double bank





Passing through an archway into the dining room which has exposed stonework to one wall and exposed beams with views from two aspects including French doors leading to a balcony which enjoys views over the surrounding grounds down to the lake. The living room has a wonderful inglenook fireplace with brick hearth with inset woodburner with beam over together with a selection of wall lights and three picture lights. The adjoining kitchen/breakfast room has been handcrafted with granite worktops and integrated appliances together with a fine selection of floor and wall mounted units and a ceramic tiled floor. Adjoining is a study with views from two aspects. Beyond the kitchen is a spacious utility/boot room which also houses the Grant oil fired boiler and space for various white goods and door to rear. Here there can also be found a cloakroom and a further office with exposed stonework, velux roof light and window to front.

On the first floor can be found a landing area together with four bedrooms, one of which benefits from a vanity unit and all enjoy stunning views over its gardens and grounds. There is also a family bathroom with small bath, shower cubicle and wash hand basin together with a separate cloakroom.

Gardens and Grounds

Glencott is approached through a pair of wrought iron gates hung from pillars. A tarmac drive leads down to the double garage approached through twin up and over doors and is connected with power and light and with personal door to side. The front gardens are flanked by neatly cut hedges with a fine selection of conifers and yew trees together with a raised sun terrace and summerhouse. There is a lower front lawn accessed from brick steps with beautiful flower and shrub borders and a central bed. From here a pathway leads to the lower paddock which is flanked by the River Tone and also benefits from road access and two stone masonry pillars which were once part of the Brunel built viaduct. To the rear of the property can be found a lawn together with productive kitchen garden. Here there is also a large timber outbuilding providing extensive storage/workshop space which can be accessed from a secondary concrete driveway. The field to the rear has now been laid out as an arboretum and again benefits from road access and leads down to the well stocked lake with island and jetty beyond which is a stretch of the River Tone over which there is double bank fishing rights.

On the opposite side of the lane there is an area of parking together with access to the adjoining land including two large fields and an area of woodland with stream. In total the grounds extend to approximately 13.5 acres.

Services

Mains electricity. Oil fired central heating. Private water supply (borehole) and private drainage.

Viewing

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

Directions

From our office in Wellington take the B3187 to Milverton and continue through the village to the roundabout with the B3227. Turn left and follow the signs to Wiveliscombe. Continue through Wiveliscombe and onto Waterrow. After approximately half a mile turn left shortly after the caravan park signposted Stawley and Bathealton, continue down the lane taking the next turning right whereupon Glencott will be seen a short distance along on the left hand side.



These particulars are a guide only and should not be relied upon for any purpose.

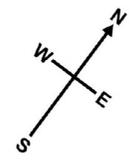
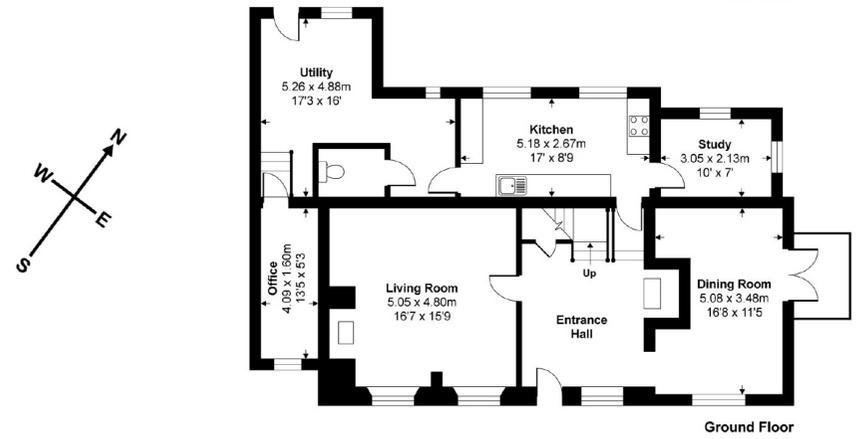
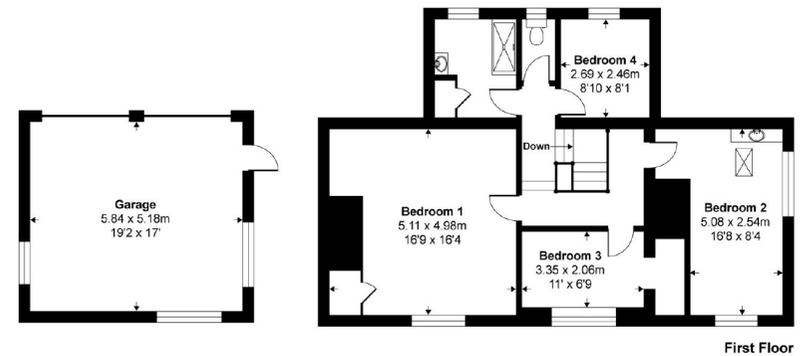
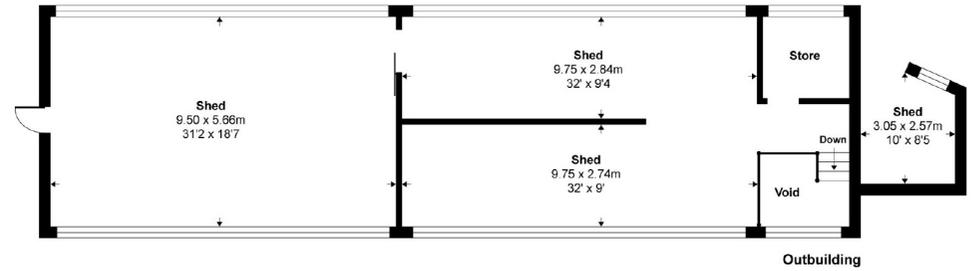


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Energy Efficiency Rating		Current	Potential
250-140kWh	A		
140-91kWh	B		
91-55kWh	C		
55-41kWh	D		
41-27kWh	E		
27-15kWh	F		
15-0kWh	G		
		30	86

EU Directive 2002/91/EC
 England & Wales

Approx. Gross Internal Floor Area
 226.6 Sq Metres 2439 Sq Ft (Excludes Outbuilding & Includes Garage)



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 NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale