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Laurel Cottage, Holcombe Rogus
Wellington, TA21 0PA

A spacious four bedroom Grade II Listed village house in need of some updating with private walled garden

M5 (J27)/Tiverton Parkway Railway Station 4 miles Wellington 7 miles

• 2 Reception Rooms • Kitchen with Aga • Large Office/Laundry Room & Cloakroom • 4 Bedrooms (1 En Suite) & Family Bathroom • Private Walled Garden • Ample On Street Parking •

Guide price £350,000

Cornwall | Devon | Somerset | Dorset | London

Situation

Laurel Cottage is situated in the heart of this sought after village which lies close to the Somerset/Devon border. The village offers a good range of facilities including garage/village stores, public house, primary school, village hall and church. The market towns of Wellington and Tiverton are equi distant and offer a wide range of shopping and recreational facilities whilst the larger town of Taunton and the cathedral city of Exeter offer more leading department stores, sixth form colleges and Exeter University. The M5 is readily accessible at junction 27 (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 Tiverton Parkway whilst Exeter international airport provides a number of domestic and international flights. The area affords exceptional schooling for all ages with a fine village school which feeds directly into Uffculme School which has an excellent reputation. For independent schools Wellington School and Blundells are within easy reach.

Description

Laurel Cottage comprises a Grade II Listed attached village house of rendered and colourwashed appearance set beneath a slate roof. Although the property is in need of some updating, it offers well

proportioned accommodation with two reception rooms to front, kitchen with Aga and large utility room which would make an excellent studio/office. There is also a good sized hallway and downstairs cloakroom.

On the first floor are four bedrooms, one with an en suite shower room together with a family bathroom.

The property enjoys many character features including exposed beams, window seats and some attractive cast iron fireplaces. Outside to the rear is a private walled garden.

Accommodation

Canopy porch with glazed door leads directly into a spacious hallway with staircase rising to first floor with attractive balustrade, concealed night storage heater and a recessed cupboard. All ground floor rooms are accessed directly off the hallway with the sitting room enjoying a cast iron fireplace with mantle over and recessed cupboard to side with shelving. Window seat with storage cupboard beneath, exposed beams and concealed night storage heater. On the opposite side of the hallway can be found the dining room with a large terracotta tiled floor and window seat to front. Recessed Morso woodburner on a quarry tiled hearth.

Exposed beams, two wall light points and concealed night storage heater. Access to the kitchen with two bowl ceramic sink with mixer tap over. Adjoining worktop surrounds and a selection of floor and wall



mounted cupboards and drawers. Oil fired Aga, plumbing for dishwasher, terracotta tiled flooring and two velux roof lights. A step leads up to a rear hallway with glazed door to garden, velux roof light and terracotta tiled flooring. Adjoining office/laundry room of good proportions again with terracotta tiled flooring, space for washing machine, two cupboards and glazed door to side. Exposed beams, electric heater and 14 downlighters. Adjoining cloakroom with low level WC and wash hand basin.

On the first floor is a landing with window to rear together with a master bedroom to front with electric radiator, store cupboard and en suite shower room with low level WC, pedestal wash hand basin and shower cubicle with electric Mira Sport shower over.

Electric heated towel rail. There are three further bedrooms, all with electric radiators and one with fitted wardrobes. Family bathroom comprises bath with shower attachment and Triton T80 electric shower over.

Low level WC and pedestal wash hand basin. Heated towel rail, roof light and adjoining airing cupboard housing the factory lagged hot water cylinder.

Outside

To the front of the property is a small recessed area ideally suited for recycling bins etc and there is ample

on street parking available. To the rear of the property are fully enclosed walled gardens which are laid mainly to lawn and surrounded by attractive flower and shrub borders. There is small paved patio useful stone shed set beneath a slate roof and to the side of the property a gravelled area with oil tank.

Services

Mains water, electricity and drainage are connected. Electric heating. Situated within the loft space is an EnviroVent condensation control unit.

Viewing

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

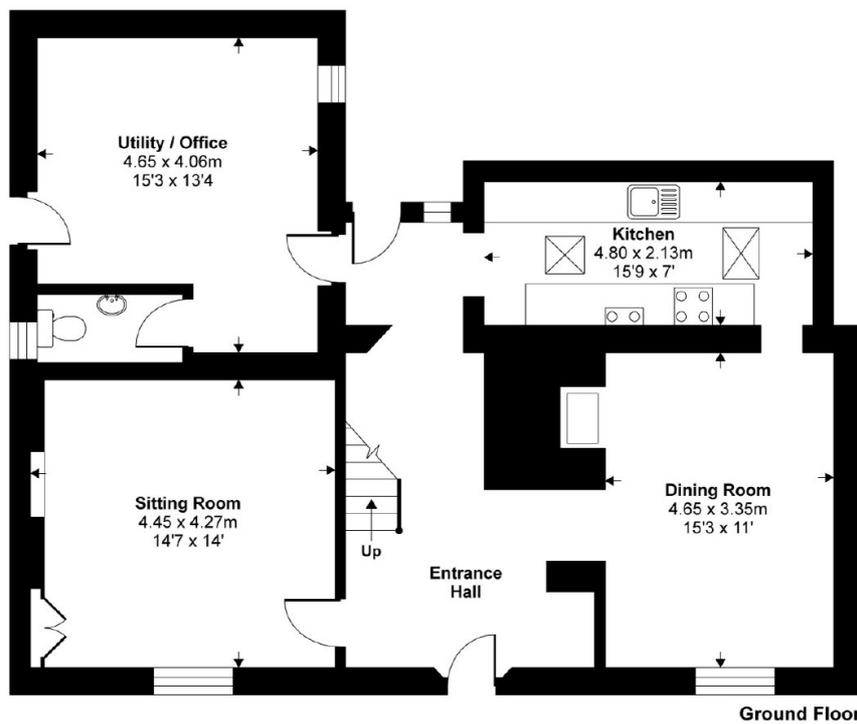
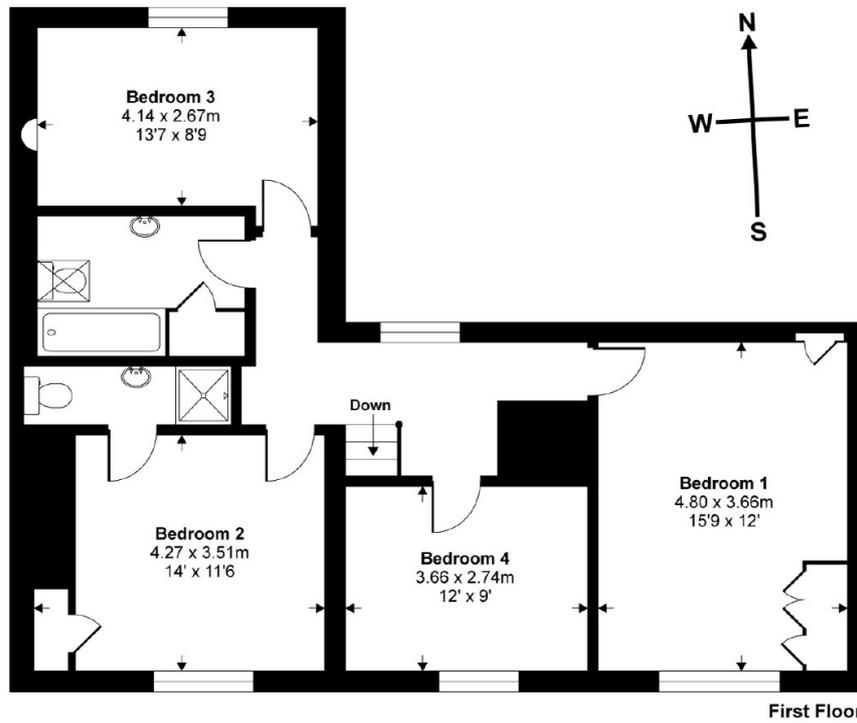
Directions

From the centre of Wellington head in a westerly direction and after approximately 3 miles having passed The Beambridge Inn continue to the top of Whiteball Hill turning right towards Greenham and Ashbrittle.

After a short distance turn left signposted Holcombe Rogus and follow the signs into the village. Continue through the village passing the pub on your left and the primary school on your right and after a further 100m Laurel Cottage will be seen on the right hand side being the last cottage before Holcombe Court.



Approx. Gross Internal Floor Area
168.6 Sq Metres 1815 Sq Ft



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



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