

Rose Cottage, Appley

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Stawley, Wellington, TA21 0HJ

Wellington 5 miles | M5 (J26) 6.5 miles | Taunton 12 miles

A charming and characterful Grade II listed cottage offering two bedrooms.

- Grade II listed period cottage
- Two bedrooms
- Kitchen & smoking chamber
- Sitting room
- Dining room
- Family bathroom & shower room
- Established gardens
- Numerous outbuildings
- Council tax band E
- Freehold

Guide Price £550,000







SITUATION

Rose Cottage is located in the village of Appley, which benefits from a popular pre-school and primary school, a community store with post office, and a public house with restaurant. The nearby town of Wellington offers an excellent range of shopping, recreational and educational facilities, along with convenient access to the M5 motorway. The county town of Taunton lies within approximately 14 miles, providing a wider array of amenities and a mainline railway service to London Paddington. Tiverton Parkway mainline station is also within about 9 miles of the property.

DESCRIPTION

A unique grade II charming character cottage offering two bedrooms, a dining room, living room, kitchen, smoking chamber, family bathroom, and separate shower room. Outside are attractive landscaped gardens and various outbuildings.

ACCOMMODATION

An entrance porch opens into the dining room, featuring window seats, exposed ceiling timbers, oak screening, and an open fireplace, with stairs leading to the first floor. The adjoining sitting room showcases additional oak panelling, ceiling timbers, and a large inglenook fireplace fitted with a wood burner and oven, topped by an original beam. A newel staircase also provides access to the first floor. To the rear, the kitchen boasts a high vaulted ceiling and a large picture window overlooking the gardens. It is fitted with wall and base units, granite worktops, a sink unit, a walk-in storage area, and an impressive original smoking chamber. Adjacent to the kitchen is an inner hall, which includes a small designated space for a home office, along with a doorway leading to a family bathroom fitted with a white three-piece suite, including a roll-top freestanding bath.

On the first floor, the landing gives access to two double bedrooms, both enjoying fireplaces, exposed beams and front-facing windows. The principal bedroom further benefits from a vaulted ceiling with a feature plaster moulding on the wall, part elm flooring and a staircase leading down to the sitting room. The shower room is fitted with a two-piece suite along with a separate walk-in shower cubicle.

OUTSIDE

The property has beautifully landscaped gardens, featuring a pond and areas of manicured lawn with established fruit trees and well-stocked, carefully designed flowerbeds that provide an array of colour throughout the seasons. The gardens are complemented by a range of useful outbuildings including a shed with electricity, a greenhouse with water and power connected, and a summerhouse. Together with a stone outbuilding currently used for garden storage, an outside non-functional W.C. and a log store. An open-sided barn, also with power, incorporates a vehicle charging point. The lower garden provides an additional area of planting with a variety of shrubs, bushes and a mature fir tree. The property also benefits from a detached double garage featuring a remote-controlled electric up-and-over door, power supply, extensive shelving and worktop space, and a practical service pit.

SERVICES

Mains electric and water. Private drainage. Mobile coverage is variable outdoor with EE and O2 and good outdoor with Three and Vodafone (Ofcom). This property has standard broadband availability (Ofcom).

VIEWINGS

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

DIRECTIONS

From our Wellington office, proceed through the centre of Wellington in the Exeter direction towards the A38. At the traffic lights in Rockwell Green, proceed straight forward, and at the next roundabout take the 2nd exit and continue past the Beambridge Inn on your left hand side, continue to the top of Whiteball Hill. At the top of the hill turn right signposted Greenham, Appley and Ashbrittle. Continue on this road passing through Greenham taking the right hand turning at Appley Cross. Continue along this road, entering the hamlet and Rose Cottage can be found on the right-hand side just before the The Globe Inn Public House.







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.



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