PAYTON

gth

WELLINGTON





Willow Bank, Payton

Wellington, Somerset, TA21 0EE

Taunton Town 8.9 miles; m5 Junction 26, 4.3 miles; Wellington 2.3 Miles

1 | 4 | 3 | 167.4 Sq m

Wonderful opportunity to purchase a well presented detached bungalow with 360 degree countryside views set in an elevated rural position.

Freehold Guide Price £625,000



DESCRIPTION

Willow Bank, is a well presented and thoughtfully laid out detached bungalow set in a quiet rural hamlet with far reaching and rolling countryside views. The bungalow occupies an elevated position and sits almost centrally within its plot. The accommodation briefly comprises;- entrance hallway giving access to all rooms. The lounge is situated to the front of the property and has large patio doors which frame the rolling views. The current owner has upgraded the property with a woodburning stove, set with an attractive mantle surround. The kitchen/breakfast room has also been upgraded with matching modern wall and base units with fitted integral appliances. The island is a great feature in this sociable space with dual aspect overlooking the gardens. The master bedroom boasts an en-suite along with double fitted wardrobes and dual aspect with the main large picture window overlooking the rear garden. Bedroom two which is also a great size with double fitted wardrobes and is equipped with an ensuite shower room. The third bedroom has a double plus a single wardrobe and is served by the family bathroom with four piece white suite. Fourth bedroom is currently being used as a study.

OUTSIDE

The property is approached via a quiet country lane. The driveway leads up to the property with ample space to park. The front garden is laid to lawn with mature shrub boarders, hedging and steps leading up to the large front patio area boasting far reaching views, this is a wonderful spot for alfresco entertaining. The enclosed rear garden, is mainly laid to raised lawn, with mature hedging to the sides but with open fencing to the rear to accentuate the countryside views. The patio extends from the front all around the property giving access to all areas. There is a detached garage and wooden garden shed. Viewing is highly recommended.

SERVICES & OUTGOINGS

We understand that the property owns two solar panels, mains electric, water and private drainage are connected to the property.

Council Tax: *Somerset Council—Band E.*

SITUATION

Willowbank is nestled in the small hamlet of Payton which is only two miles west of Wellington's town centre. Rockwell Green, approximately one mile from Payton, has a village store, post office, bar and restaurant and primary school. Wellington has an extensive range of shops, restaurants, supermarkets and schooling including the independent Wellington School. On the outskirts of the town there is access to the M5 motorway at junction 26. Tiverton Parkway railway station is within eight miles and Wellington train station is projected to be reopened in 2028. The Somerset county town of Taunton is some nine miles away and has rail services to London and Birmingham. Taunton provides a wide range of shops and services and is the home of Somerset County Cricket ground. A few minutes walk from the property is access to the West Deane Way a, 45 mile long-distance footpath. The Blackdown Hills, Quantock Hills and Exmoor National Park, known for their superb unspoilt scenery, are all a short drive from the property.

DIRECTIONS

What3words:///alienated.dormant.receive

ADDITIONAL INFORMATION

Broadband: FTTP—Standard broadband is available—highest available download speed 22 Mbps, highest available upload speed 1 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/ Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).















VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

13 Hammet Street, Taunton, Somerset, TA1 1RN

Email: residential.taunton@gth.net

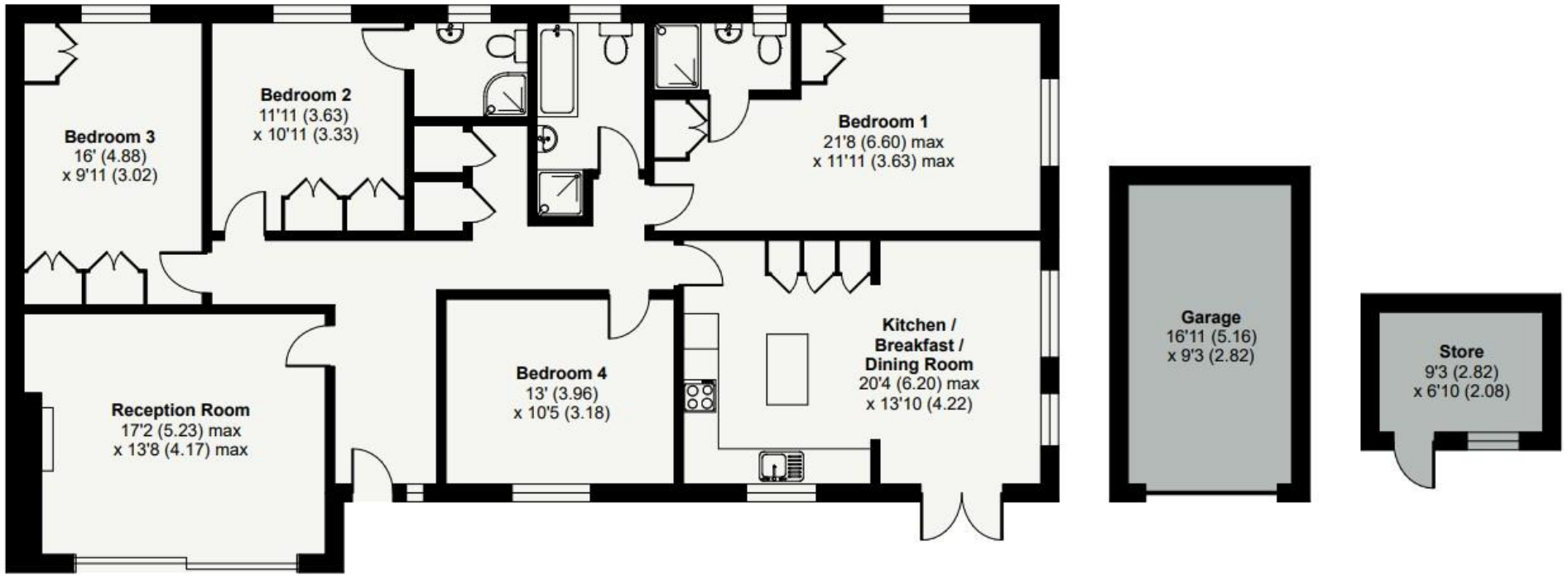
Tel: 01823 277121 | Ref: TAU250649

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Wellington, Somerset, TA21 0EE

Approximate Area = 1581 sq ft / 146.9 sq m
Garage = 158 sq ft / 14.7 sq m
Store = 63 sq ft / 5.8 sq m
Total = 1802 sq ft / 167.4 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
Produced for Greenslade Taylor Hunt. REF: 1410384

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.









