

The Roosters

Wellington, Somerset, TA21 0DX

£575,000

EPC: E Council Tax: D Tenure: Freehold Bedrooms: 3 Reception Rooms: 2 Bathrooms: 1

FINE & COUNTRY

KEY FEATURES

A charming detached three-bedroom cottage enjoying a delightful rural setting, with far-reaching views across the surrounding countryside from the Brendon Hills to the Blackdown's.

Set within approximately 1.8 acres of its own grounds, including a paddock, the property has been thoughtfully updated and improved by the current owners to a high standard, seamlessly combining traditional cottage charm with the comforts of modern living.

Offering an idyllic opportunity to embrace the 'good life', with space for animals, gardening or simply enjoying the peace and beauty of the countryside, this is a home that will appeal to couples and families alike.

Despite its wonderfully rural feel, the cottage is conveniently situated just 1.5 miles from the thriving market town of Wellington, with excellent access to the M5 motorway and wider transport links.

A rare opportunity to enjoy the best of country living without compromising on convenience. Offered for sale with no onward chain



















LOCATION

Nestled on the western outskirts of Wellington, the hamlet of Westford offers an appealing blend of peaceful countryside living and convenient access to everyday amenities. Surrounded by attractive Somerset countryside, with the Blackdown Hills and Brendon Hills providing a wonderful backdrop, this delightful setting is ideal for those seeking a more relaxed rural lifestyle without feeling isolated.

The nearby village of Rockwell Green provides useful local facilities, whilst the historic market town of Wellington, approximately 1.5 miles away, offers an excellent range of independent shops, supermarkets, cafés, restaurants, schooling and leisure facilities. Wellington is a thriving and welcoming community, well known for its traditional town centre, attractive parkland and excellent access to the surrounding countryside.

For those needing to travel further afield, the M5 motorway is readily accessible, whilst the county town of Taunton, approximately 7 miles away, offers a wider range of shopping and recreational facilities together with mainline rail services to London Paddington. Tiverton Parkway also provides convenient rail connections.

The Roosters enjoys the best of both worlds, a delightful semi-rural setting with far-reaching countryside views, yet within easy reach of Wellington and the excellent amenities and transport connections of this popular part of Somerset.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP INSIDE

The Roosters

The Roosters – Charming Today, Potential for Tomorrow

This charming cottage has a great deal to offer, combining character, comfort and exciting potential for the future. The current owners have made a number of improvements, including a stylish fitted kitchen and bathroom, creating a welcoming home that can be enjoyed just as it is. Equally, the property offers considerable scope for extension, subject to the necessary planning consents, providing an opportunity to create additional living space tailored to individual lifestyle needs.

The accommodation is both charming and practical, with a sitting room featuring double doors opening directly onto the gardens, whilst an adjoining snug, complete with wood-burning stove, provides a cosy retreat. The re-fitted kitchen/dining room is stylish yet functional, enjoying views towards Wellington Monument and the convenience of direct access onto the driveway. A double bedroom and contemporary family bathroom complete the ground floor accommodation.

On the first floor are two further double bedrooms, both enjoying far-reaching views across the surrounding countryside.

Whether enjoyed as a charming country cottage in its present form or transformed into a more substantial family home, The Roosters presents an appealing opportunity to embrace country living with the flexibility to make it your own.



STEP OUTSIDE

The Roosters

Occupying an elevated position, The Roosters enjoys wonderful far-reaching views across the surrounding countryside, stretching from Wellington Monument to the Brendon Hills. A five-bar gate opens onto a generous parking area, whilst the gardens wrap around the cottage, providing an attractive setting in which to relax and enjoy the peaceful surroundings.

Beyond the gardens lies a level paddock, offering a wealth of lifestyle opportunities, whether for those with equestrian interests, a desire for smallholding pursuits or simply the pleasure of having additional land to enjoy. Together, the gardens and paddock create a wonderful sense of space and freedom, making The Roosters an appealing choice for those looking to embrace a more rural way of life.

The sellers will erect new stock proof fencing for the paddock.



DIRECTIONS

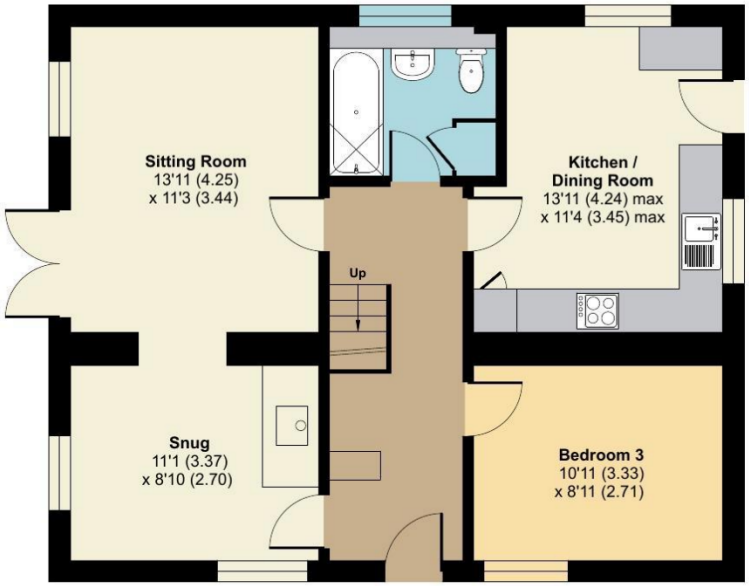
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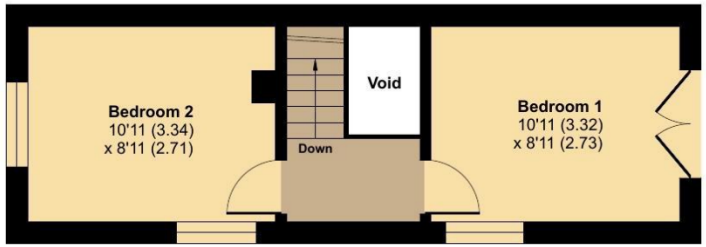
The Roosters Wellington, Somerset, TA21

Approximate Area = 964 sq ft / 89.5 sq m (excludes void)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Utilities and Services:

Mains electricity water and drainage – oil fired central heating.

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The Property Ombudsman

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