



STAGS

Abbotsfield Well



Abbotsfield Well

Abbotsfield, Wiveliscombe, Taunton, TA4 2SU

Town Centre 1/3 miles Wellington 7 miles Taunton 11 miles

- Set within the grounds of Abbotsfield House
- Spacious Grade II Listed house
- 4 bedrooms, bathroom and shower room
- Kitchen, 2 reception rooms, study and breakfast room
- Attractive gardens to both front and rear
- Parking and 2 garages
- Private location yet close to town

Guide price £425,000

Situation

Abbotsfield Well lies on the western fringes of the popular town of Wiveliscombe where an excellent range of day to day facilities can be found, including various shops, churches, medical centre, vets, library, public houses, primary and secondary schools. There is also a selection of sporting facilities, including recreational ground with tennis, cricket and rugby clubs and an open air swimming pool. The County Town of Taunton is within 11 miles where an even greater selection of facilities can be found, together with a main line rail link to London Paddington.

Description

Abbotsfield Well comprises a Grade II listed house forming part of Abbotsfield House which was built in 1870 for a Mr Collard. Around 1963 the house was divided into several properties and apartments, with Abbotsfield Well forming part of the servants' quarters. The accommodation is deceptively spacious and is constructed principally of stone and contained beneath a slate roof which was replaced approximately 4 years ago (and fully insulated). The property also benefits from all mains services including gas fired central heating and a heat exchange which supplements the pressurised hot water system and boiler. The principle rooms are spacious and enjoy views over its gardens which lie to the east and west. There are also communal grounds and residents' footpath which leads down into the town.

Accommodation

Entrance porch with attractive stained glass leaded windows and courtesy light with obscure glazed door leading into the main hallway with stairs rising to first floor and large walk in understairs cupboard with shelving, hanging rail, power and light. The main sitting room has a sealed



Spacious four bedroom period house with attractive gardens, garaging and forming part of the historic Abbotsfield House





fireplace, ceiling rose, recessed area and glazed door leading to a study with exposed stone work and fitted bookshelves. Leading off the hall is the shower room with walk in shower, low level WC and pedestal wash hand basin and adjacent a breakfast room again with exposed stone work and windows and doorway leading out onto the rear garden. Adjoining the garden room is the boiler room housing the pressurised hot water system and Viessmann gas fired boiler. The kitchen comprises 1.5 bowl single drainer sink unit with adjoining worktop surrounds, an excellent range of floor and wall mounted cupboards and drawers together with space for dishwasher and washing machine, integrated fridge and built in appliances including Neff five burner gas hob with extractor hood over and matching electric double oven and grill. Serving hatch. The adjoining dining room has a beautiful calved hamstone fireplace, ceiling rose and glazed door leading to freezer/store room with exposed stone work and shelving.

On the first floor is a spacious landing with three windows overlooking the rear garden. Bedroom 1 has views from two aspects along with fitted wardrobes, overhead storage cupboards and bedside shelving. Pedestal wash hand basin and light/shaver socket. The adjoining bathroom is spacious with corner bath with shower over, pedestal wash hand basin, low level WC, trap access to roof void, deep storage cupboard and linen cupboard. Both bedrooms 2 and 3 have views to the front, one with loft access, and the fourth bedroom enjoys views from two aspects.

Services

All mains services are connected. Gas fired central heating.

Outside

The property is accessed over a long shared driveway which leads up to Abbotsfield House. On approaching Abbotsfield Well there is parking immediately opposite where a flight of steps leads up to the top lawn with its selection of trees, raised vegetable beds, aluminium framed greenhouse and useful garden shed. The rear garden has been beautifully landscaped and comprises a terraced garden with extensive paving, circular well with ornate ironwork, herb garden and a beautiful wisteria. The pathway continues through a rose arch leading to a further terraced area with pond, pergola festooned with a vine, together with various seating areas interspersed with a fine selection of flower and shrub borders. Beyond here steps lead down to a large lawned area which adjoins the communal grounds of Abbotsfield House. Situated nearby are a pair of single garages both, connected with power and light.

Viewing

By appointment with the agents Stags, Wellington.

Directions

From Wellington head north to Milverton taking the B3227 to Wiveliscombe. Continue straight through the traffic lights passing the recreational ground on your left hand side and after approximately 400m take the right hand turn into Abbotsfield House by the Lodge House. Follow the private drive up to the main house and shortly after the turning circle Abbotsfield Well will be seen on the right hand side.



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



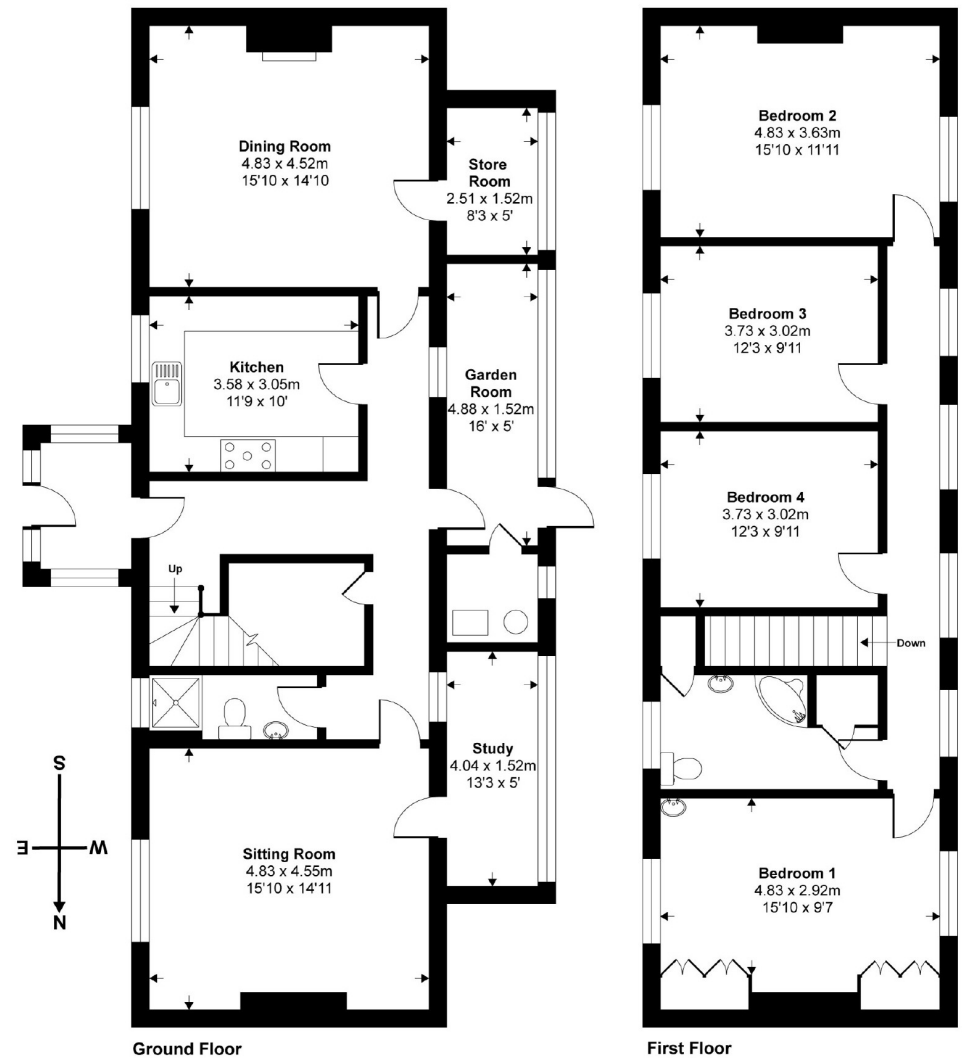
Stags

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Approx. Gross Internal Floor Area
193.6 Sq Metres 2084 Sq Ft



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