



Hawthorne Cottage, Holywell Lake, Wellington, TA21 0EL  
Offers in the Region Of £315,000

GIBBINS RICHARDS   
Making home moves happen

A well-presented three bedroom home offers a delightful cottage feel and enjoys an elevated position with views over open countryside. Featuring a cosy sitting room with a wood burner, newly fitted flooring throughout, and a landscaped tiered garden with multiple seating areas, including decking area and a summer house at the top. A perfect blend of character and comfort in a village setting, yet only minutes away from local amenities. Energy Rating: D

Tenure: Freehold / Energy Rating: D / Council Tax Band: C

Holywell Lake is a picturesque village near the Somerset-Devon border. While Holywell Lake maintains its rural charm, residents can find essential services and shopping facilities in Wellington, just a short drive away. Holywell Lake benefits from excellent road connections. The village is situated near the A38, providing easy access to Wellington and the M5 motorway, facilitating travel to larger towns.

- END OF TERRACE COTTAGE STYLE HOUSE IN ELEVATED POSITION
- VILLAGE LOCATION WITH COUNTRYSIDE VIEWS
- EXCELLENT DECORATIVE ORDER THROUGHOUT
- MODERN KITCHEN / DINING ROOM
- NEW FLOORING THROUGHOUT
- SITTING ROOM WITH WOOD BURNER (INSTALLED 2023)
- DRIVEWAY PARKING AND LARGE GARAGE
- TIERED TERRACED GARDENS
- OIL CENTRAL HEATING (TANK REPLACED 2020 - WITH BUNDED TANK)
- BOARDED LOFT SPACE WITH LOFT LADDER





## ACCOMODATION

Entrance Hallway	
Cloakroom	
Sitting Room	13' 9" x 11' 0" (4.19m x 3.35m)
Kitchen/Diner	17' 7" x 10' 0" (5.36m x 3.05m)
First Floor Landing	Access to loft space
Bedroom One	13' 8" x 10' 9" (4.16m x 3.27m)
	Fitted Wardrobes
Bedroom Two	10' 2" x 10' 0" (3.10m x 3.05m)
Bedroom Three	7' 0" x 6' 6" (2.13m x 1.98m)

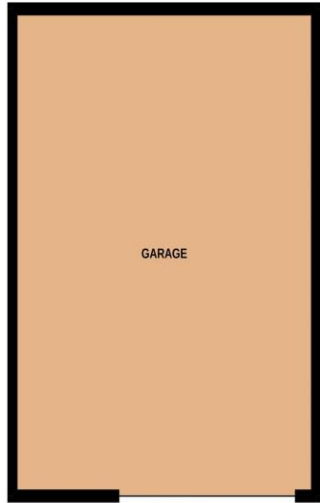
## OUTSIDE

This beautifully designed tiered garden perfectly complements the cottage aesthetic, offering a variety of seating areas to enjoy the surroundings. The garden backs onto open farmland, providing views over rooftops and towards the Blackdown Hills and Wellington Monument. At the top, a spacious decking area offers an elevated vantage point, perfect for relaxation or entertaining. A summerhouse with electricity adds versatility, while the most notable feature is the large garage - an invaluable addition for storage, parking and with electric and water and useful utility space.

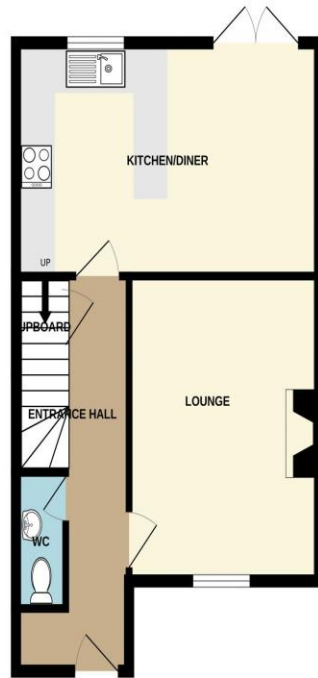
Garage	17' 0" x 15' 0" (5.18m x 4.57m)
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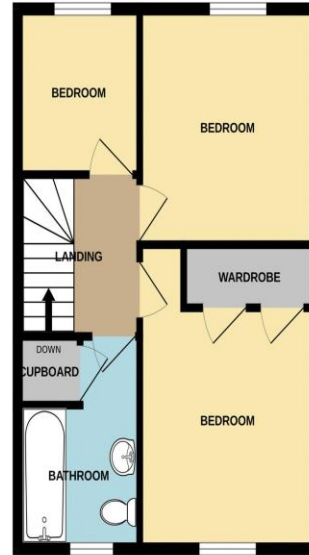
GARAGE  
389 sq.ft. (36.2 sq.m.) approx.



GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



FIRST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 1261 sq.ft. (117.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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