



Rose Cottage, Langford Budville, Wellington TA21 0RP  
Guide Price £435,000

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A delightful and rural lifestyle is on offer here on the edge of Langford Budville. With many character features, plenty of storage, garage, large workshop and a extensive gardens offering tremendous scope and room for further extension. This is the quintessential country property with the added benefits of village life, views and easy access to the M5. EPC: F,35

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

The cottage has an attractive and open plan ground floor, accessed on a day-to-day basis via the rear doors across the garden from the rear parking area. Through a useful boot / cloakroom past a wc to the kitchen area with fitted Rayburn and open to the dining room. This has a tiled floor and open stairs to the first floor, as well as an archway through to the sitting room at the front, with fitted log burner. On the first floor there is a good sized bathroom, two doubles and a single bedroom. The cottage sits in extensive gardens which have been well planted and are in various different sectors including a patio to the immediate rear, numerous flower and shrub beds, and a vegetable patch. The is a large workshop with adjoining studio room, a summerhouse and ample parking for three-four cars at the rear. There is also a garage to the front. Langford Budville is located just 2 miles to the north of Wellington and offers a church, primary school and award-winning public house. It is situated between the village of Milverton and the town of Wellington, meaning many more comprehensive amenities are close at hand. The village enjoys a terrific community and is well-served with a newly-built village hall. There are many pleasant walks and bridleways around the area and the nearby Langford Common is a well-known local wildlife haven. Access to the M5 motorway is just to the south through Wellington and the A38 bypass leads both north and south to Taunton and Tiverton Parkway respectively.

DELIGHTFUL COUNTRY COTTAGE WITH EXTENSIVE GARDENS  
PARKING, GARAGE AND WORKSHOP / STUDIO  
THREE BEDROOMS, BATHROOM  
OPEN PLAN GROUND FLOOR, KITCHEN WITH RAYBURN  
CHARACTER FEATURES THROUGHOUT  
RURAL VIEWS TO EACH ASPECT  
CLOSE TO THE VILLAGE SCHOOL, CHURCH AND PUB  
JUST 2 MILES FROM WELLINGTON  
RARELY AVAILABLE - EARLY VIEWING ADVISED







Entrance Hall  
 Sitting Room 12' 9" in to bay window x 12' 0"  
 Dining Room 12' 10" x 12' 6" (3.91m x 3.81m)  
 Kitchen 14' 3" x 7' 9" max - 4' 8" min  
 Boot Room  
 Cloakroom

First Floor Landing  
 Family Bathroom  
 Bedroom One 12' 10" x 9' 11" into alcove  
 Bedroom Two 10' 11" x 9' 8" into alcove  
 Bedroom Three 10' 11" max - 7' 08" min x 5' 9"

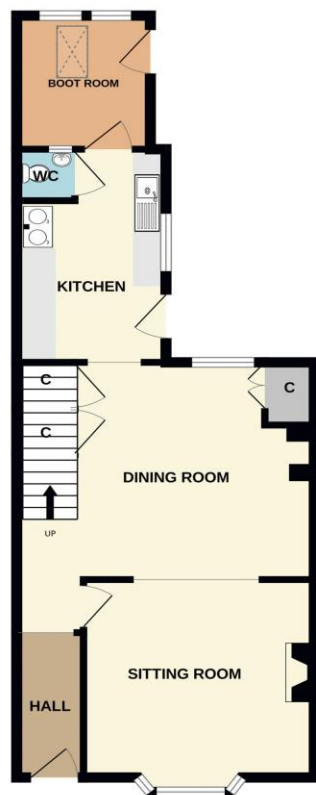
**Outside**  
 The outside space is a major asset to the property, with numerous different areas and outbuildings. To the front of the house the garden is mainly laid to lawn interspersed with plants and shrubs. A garage provides parking/ storage from the road. To the side of the property the garden is currently set out as a more natural area with grass and various trees. The oil tank is also situated here. To the rear of the property the garden has been separated into various sections. From the boot room door there is a paved area with a herb bed, and a further secluded patio seating area which is ideal for entertaining. To the right of the rear path a section of garden has been set aside with vegetable beds. A further lawn area completes the garden area, the bottom of which has a summerhouse. To the rear of the garden is a graveled area providing parking for several cars. A large timber workshop with separate studio / office room completes the outside space.

Front Garage 16' 1" x 9' 0"





GROUND FLOOR  
526 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR  
453 sq.ft. (42.0 sq.m.) approx.



STUDIO  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1455 sq.ft. (135.2 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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