



Alms Cottage, Bathealton, Taunton TA4 2AN
£250,000

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An attached one bedrooomed cottage set in beautiful streamside gardens down the end of a private driveway. Alms Cottage offers one bedrooomed accommodation with some additional space to the rear, making it an ideal rural first time properly or excellent as an annexe to the adjoining Pond Cottage.

What3words: goodbyes.stubbed.twilight

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

Alms Cottage is entered into the sitting room via the main front door and there are stairs up to the first floor, with a large and impressive inglenook fireplace with log burner. A central lobby gives access to a kitchen/diner, a separate ground floor office and a utility room. On the first floor is a good sized landing, a separate bathroom and a main double bedroom.

The property sits in good sized gardens with ample parking and turning space, as well as beautiful lawned area, well planted, which abuts a small stream around its periphery. To the rear of the cottage there is a level area of garden which houses the oil tank, feeding the hot water and central heating.

In all, this is a fantastic and quinte bijou cottage with an abundance of character and is rarely available in such a rural and secluded position. Bathealton is a small hamlet to the north west of Wellington and offers good access to both Wellington and Wiveliscombe, and is served by a small village church and a brilliant community.

ATTACHED ONE BEDROOMED COTTAGE

ADDITIONAL OFFICE TO THE GROUND FLOOR

SITTING ROOM WITH LOG BURNER AND INGLENOOK FIREPLACE

KITCHEN/DINER AND SEPARATE UTILITY ROOM

FIRST FLOOR LANDING BATHROOM AND BEDROOM

STREAMSIDE GARDENS

PRIVATE DRIVEWAY

RURAL POSITION WITH ONLY ONE NEIGHBOUR – ALSO AVAILABLE

OIL FIRED HEATING

RARELY AVAILABLE





Entrance door into:

Sitting Room 20' 4" x 14' 2" (6.19m x 4.33m) Storage cupboard.

Lobby 5' 4" x 3' 10" (1.62m x 1.16m)

Kitchen/Diner 15' 0" x 8' 8" (4.57m x 2.63m)

Office 13' 0" x 11' 11" (3.97m x 3.64m)

Utility Room 7' 9" x 6' 9" (2.35m x 2.07m)

First Floor Landing 15' 4" x 11' 5" (4.67m x 3.47m)

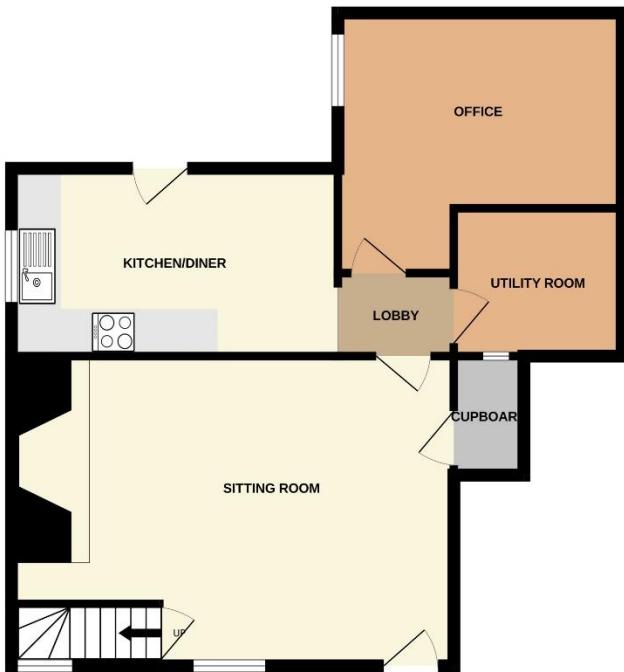
Bedroom 9' 8" x 9' 6" (2.94m x 2.89m)

Bathroom 9' 6" x 5' 8" (2.89m x 1.73m)

Outside There is a good amount of parking at the end of the driveway, as well as a beautiful cottage garden to the boundary which abuts a small stream to the far west. There is also an enclosed rear area of garden on the level with the oil tank and access to the rear of the property.



GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.6 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 guidance 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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50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk