



GIBBINS RICHARDS 
Making home moves happen

Pond Cottage, Bathealton, Taunton TA4 2AN
£575,000

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Pond Cottage is a delightful and extended three bedroomed property located in a rural and secluded position with only one neighbour. The three bedroomed accommodation comes complete with cottage gardens as well as stabling and around seven acres of paddock.

What3words: imprints.oppose.triads

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

Pond Cottage is an older style stone cottage with a later additions to the north east elevation. The cottage sits at the end of a long driveway, which is shared by one other property (Alms Cottage attached to the west). The interior is accessed via a front door into the dining room, which in turn leads to a good sized kitchen/breakfast room and utility room. There are also snug and lean-to areas to the rear, as well as a separate sitting room with inglenook fireplace. Stairs from the dining room lead to the first floor landing which accesses three good sized bedrooms and a family bathroom.

The property is noted for its series of stabling, loose boxes and storage areas, suitable for equestrian use together with two adjoining paddocks extending to around seven acres, as well as cottage gardens, which surround the property. To the rear there is a level area of garden which provides the oil tank, which serves the hot water and heating.

Pond Cottage is a fabulous family home in a lovely rural hamlet position. Batheaton 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.

EXTENDED THREE BEDROOMED COTTAGE
RURAL POSITION WITH ONLY ONE NEIGHBOUR – ALSO AVAILABLE
GOOD SIZED KITCHEN/BREAKFAST ROOM
SITTING ROOM WITH INGLENOOK FIREPLACE
SNUG AND LEAN-TO AREA
PRIVATE DRIVEWAY
OIL FIRED HEATING
RARELY AVAILABLE





Entrance door into:

Dining Room	16' 2" x 14' 8" (4.92m x 4.46m)
Sitting Room	14' 10" x 14' 8" (4.53m x 4.46m)
Kitchen	14' 7" x 9' 3" (4.44m x 2.82m)
Utility Room	11' 9" x 5' 5" (3.58m x 1.64m)
Lean-To	19' 8" x 7' 8" (6.00m x 2.33m)
Snug	10' 0" x 7' 8" (3.06m x 2.33m)
First Floor Landing	17' 4" x 10' 1" (5.28m x 3.07m)
Bedroom 1	14' 9" x 15' 6" (4.49m x 4.72m)
Bedroom 2	15' 6" x 12' 8" (4.72m x 3.86m)
Bedroom 3	12' 8" x 11' 5" (3.85m x 3.49m)
Bathroom	12' 8" x 5' 10" (3.85m x 1.78m) Airing cupboard.

Outside

The property is noted for its series of stabling, loose boxes and storage areas, suitable for equestrian use and there are two adjoining paddocks extending to around seven acres, as well as cottage gardens, which surround the property. To the rear there is a level area of garden which provides the oil tank, which serves the hot water and heating.

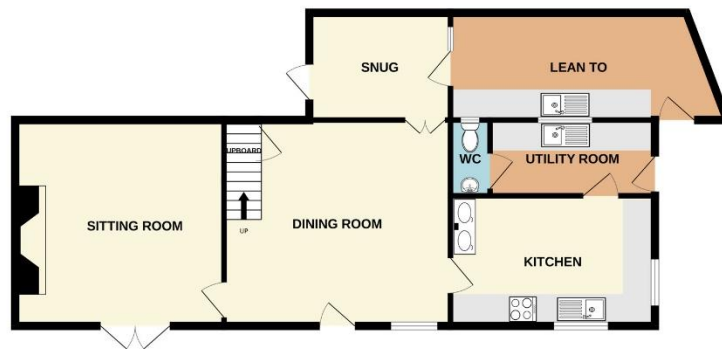




GROUND FLOOR
868 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 1561 sq.ft. (145.1 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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