



## **Heniton Hill Cottage**

Ashbrittle | Wellington | Somerset | TA21 0LH



A deceptively spacious, detached family home, situated in an idyllic rural location, with over 3,000 sq ft accommodation, including a detached garage with studio flat/ office above and lovely gardens with superb views to the Quantocks.

- Easy access to M5 and mainline station
- 5 bedrooms and 2 bathrooms
- Kitchen/breakfast room
- 3 reception rooms
- Gardens with far reaching views
- Detached garage building with studio flat over
- Ample parking
- In all approx. 0.33 acre
- M5 J27 and Tiverton Parkway Station 6 miles, Wellington 8 miles, Bampton 6 miles

## Guide Price

£699,950

Bampton

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## Situation

Heniton Hill Cottage is situated in a beautifully peaceful, rural location on the edge of the small Somerset village of Ashbrittle. The property is conveniently located, 8 miles from Wellington town with an excellent range of amenities including a Waitrose supermarket and with easy access to the M5 motorway at junction 26. The neighbouring village of Appley has a primary school, village store/post office with a popular cafe and a pub called The Globe.

The property is also conveniently located for Bampton, about 6 miles to the south, a charming country village with some lovely shops, doctors surgery and primary school. There are numerous primary and secondary schools in the area, as well as a good selection of highly regarded private schools including Blundell's at Tiverton, Wellington School, Taunton School, King's College, Queen's College and King's Hall. Taunton train station is 11.5 miles and offers frequent services to London Paddington in less than two hours.

## The Property

Heniton Hill Cottage is a wonderful, five bedroom detached family home with the benefit of a large, elevated garden with some fantastic far reaching country views, and a detached garage with a studio flat over offering income potential or an office for those wanting to work from home. The property is believed to be over 200 years old in parts with an extension from 1989 and provides spacious and flexible accommodation, extending to over 2,600 sq ft.



On the ground floor, there are three reception rooms including a spacious sitting room with woodburning stove and French doors on to the garden, dining room with oak flooring and the original fireplace with bread oven, from here a door leads into the study.

The substantial kitchen/breakfast room benefits from doors on to the garden and is fitted with a range of units with quartz worktops, integral appliances include a fridge/freezer, dishwasher, wine cooler, halogen hob and there is an electric Aga. Leading off the kitchen is the utility room with space and plumbing for a washing machine and drier, sink and a door to the WC.

On the first floor, there is a large principal bedroom with a lovely view over the garden and countryside beyond, a dressing area with fitted wardrobes and an en-suite bathroom with both a bath and shower. Leading off the landing, there are four further bedrooms, all served by the family bathroom, with both a bath and shower.

Outside, the gardens are south facing and mostly laid to lawn with a raised decked seating area and an octagonal pavilion, ideal for enjoying the wonderful views which reach as far as Exmoor and the Quantock Hills. Adjoining the property and leading off the kitchen and sitting room is a deep, paved patio, a beautifully sheltered and peaceful spot, ideal for al fresco dining.

Within the grounds there is a driveway with plenty of parking in front of a detached garage building with stairs leading to a first floor studio with shower room and kitchenette area, providing a superb space for a home office, or as a studio flat for ancillary accommodation or potential rental income.

**Tenure**  
Freehold





# Heniton Hill Cottage, Ashbrittle, Somerset, TA21 0LH

## Utilities

Mains electricity. Private water supply. Septic tank drainage.

## Council Tax

Band F

## Directions

From the M5, exit at Junction 26 for Wellington/ Taunton. Proceed towards Wellington. At the first roundabout turn left and continue straight over two further roundabouts, proceeding on the A38 towards Exeter. Pass the Beambridge Inn on the left and continue up Whiteball Hill. At the top of the hill turn right signposted Greenham, Ashbrittle and Holcombe Rogus. Continue on this road, through Ashbrittle and take the Huntsham/Hockworthy turning. Proceed for approx. 0.75 miles, straight over the T junction and the property will be found on the left.

Approximate Area = 2617 sq ft / 243.1 sq m  
 Limited Use Area(s) = 60 sq ft / 5.5 sq m  
 Garage = 286 sq ft / 26.5 sq m  
 Annexe = 226 sq ft / 20.9 sq m  
 Total = 3189 sq ft / 296 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Seddon Estate Agents LLP. REF: 1013527



## Energy Performance Certificate (EPC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		65
E	(39-54)	35	
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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