



GIBBINS RICHARDS 

Lift Cottage, East Nynehead, Wellington TA21 0DD

£500,000

GIBBINS RICHARDS 
Making home moves happen

Lift Cottage presents an increasingly rare opportunity to acquire an historical rural cottage in need of some refurbishment. Set in nearly 3 acres of mixed paddock and gardens. The property which sits beside the site of an old boat lift on the Great Western Canal, has no immediate neighbours and is a wonderful opportunity for those seeking a rural project.

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

Lift Cottage has its own private driveway accessed from a lane in East Nynehead. The properties gardens extend to the side of the driveway and then at the end of the driveway, surround the cottage fully. The property is bordered on three sides by agricultural land, whilst the railway line creates a southern boundary behind secure fencing. The cottage itself was formally two dwellings, but was converted to one before the current ownership. It comprises of a porch to the rear, two main reception rooms, a ground floor snug/bedroom, conservatory and a rear lean to. There is also a kitchen and utility room. On the first floor, there are three bedrooms and a bathroom. One of the bedrooms has a separate cloakroom in it. There are some elements of updating required throughout the property, such as the completion of a bore hole to bring a water supply to the property and the general refurbishment of the cottage itself. The current owners acquired the property approximately two years ago and due to various circumstances, are moving on to pastures new. The property has a water treatment drainage system, a spring water supply and mains electricity. Externally there is a timber built stable, open fronted log store/tractor shed and two areas of land separated into small pony paddocks, as well as extensive gardens around the cottage itself leading down to a feature pond and southern boundary.

A NEAR UNIQUE OPPORTUNITY
HISTORICAL RURAL COTTAGE WITH THREE ACRES OF LANDS
IN NEED OF REFURBISHMENT
THREE BEDROOMS
THREE RECEPTION AREAS
CONSERVATORY
UTILITY, BATHROOM AND CLOAKROOM
FRONT AND REAR PORCHES
EXTENSIVE GARDENS SURROUNDING THREE SIDES OF THE PROPERTY
CLOSE TO THE FORMER GREAT WESTERN CANAL





Entrance Porch

Entrance Hall

Stairs to first floor.

Dining Room/Bedroom

13' 2" x 9' 6" (4.01m x 2.89m)

Snug

13' 0" x 8' 1" (3.96m x 2.46m)

Sitting Room

13' 0" x 12' 5" (3.96m x 3.78m)

Conservatory

12' 6" x 9' 7" (3.81m x 2.92m)

Kitchen

14' 11" x 8' 10" (4.54m x 2.69m)

Utility Room

11' 11" x 11' 0" (3.63m x 3.35m)

Boot Room

19' 1" x 6' 2" (5.81m x 1.88m)

First Floor Landing

Bedroom 1

14' 4" x 10' 1" (4.37m x 3.07m)

Bedroom 2

13' 2" x 9' 2" (4.01m x 2.79m) (including wc)

Bedroom 3

10' 2" x 9' 11" (3.10m x 3.02m) plus over stairs storage

Separate WC

Bathroom

12' 8" x 8' 11" (3.86m x 2.72m)

Outside

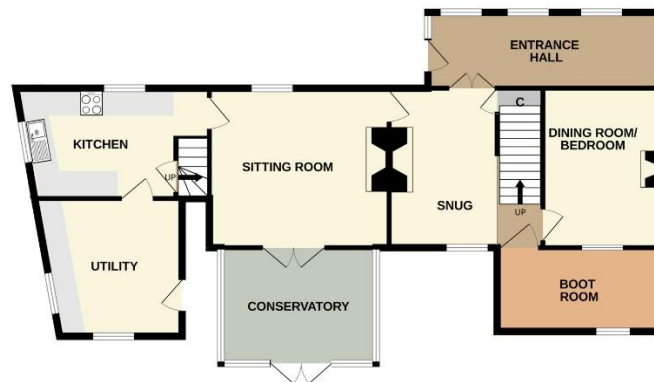
The property has its own driveway from the lane, just on the periphery of East Nynehead. The driveway extends from the lane down to the cottage, to the left of which is approximately half of the total garden and grounds. This is currently laid to paddock with quality stock fencing to all sides and a stable and turn out yard area at the bottom closer to the cottage. There is then a timber open fronted log store/tractor shed and then an expansive open garden which surrounds to the east and south of the property. Part of the garden is on a slope which leads down to a pond area and a southern boundary which is the railway line. At the bottom of the driveway there is a large parking and turning area, centred by a large Oak tree and then paths leading to the front and rear of the cottage itself. what3words location: stoppage.shout.shadows





GROUND FLOOR

1ST FLOOR



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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