



Court House Lodge

11 Silver Street, Wiveliscombe, Somerset, TA4 2PA

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A charming period Grade II listed cottage set within a walled garden with private gated entrance onto the drive with parking and enjoying a peaceful and private position within the heart of this most popular town.

- Charming 3 bedroom cottage
- Grade II listed
- Pretty walled garden
- Private gated entrance
- Peaceful and private location
- Parking

THE AGENTS SAYS...

Court House Lodge enjoys a unique location situated within the centre of Wiveliscombe yet enjoys a peaceful and private position set within its own walled garden with a private gated entrance leading onto driveway and parking.

ACCOMMODATION

The property is very well presented and is filled with charm and character throughout. The accommodation includes entrance porch and cloak/boot room. An inner glazed door opens into the main living room. This spacious room enjoys a triple aspect looking out to a sunny cottage garden. Polished oak flooring and part panelled walls give character to the room. Centrally featured is a natural stone surround fire place housing a large wood burning stove. To the side, the main staircase curves round up to the first floor. A useful understairs cupboard is seen beneath.

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Attractive glazed double doors open into the kitchen and dining area. A range of wall and base units provide good storage and include an electric oven with mains gas hobs over. A two-oven gas AGA with integrated dishwasher. Space to the other side for a fridge freezer. A quarry tiled floor extends across to the dining area with utility area including space for a washer/dryer and further storage cupboards under with a pretty picture window looking out to a small courtyard. A glazed roof over allows for an abundance of natural light into the area.

A cloak and boot storage area is to the side of the back door, with WC found to the other side.

On the first floor the principal bedroom is spacious and light looking out over the walled garden to the front.

Bedroom 2 is a further double guest bedroom with elevated views out across the walled garden.

Bedroom three is a single bedroom (currently used as a home office/study) with built in storage to one side. A dual aspect looks out to the rear courtyard area.

The shower room with Velux light window over includes a large walk in shower.

GARDENS AND GROUNDS

Court House Lodge is a particularly unique property and is situated in the heart of this thriving and most popular rural town. One of the key features to this property is its position set well within a most attractive walled garden. Substantial, recently fitted double oak gates open through an arch within this high natural stone wall frontage onto a gravelled driveway and parking area to one side of a very pretty cottage garden.



A further pedestrian latch gate opens through another archway following a stone pathway leading up to the front entrance to the cottage. This is flanked either side by lawned areas edge with established borders containing roses, herbaceous flowers and ornamental trees and shrubs that provide colour and interest throughout the year.

The kitchen opens out into a small walled courtyard area and is perfect for outside entertaining. A useful tool shed is seen to the side.

SITUATION

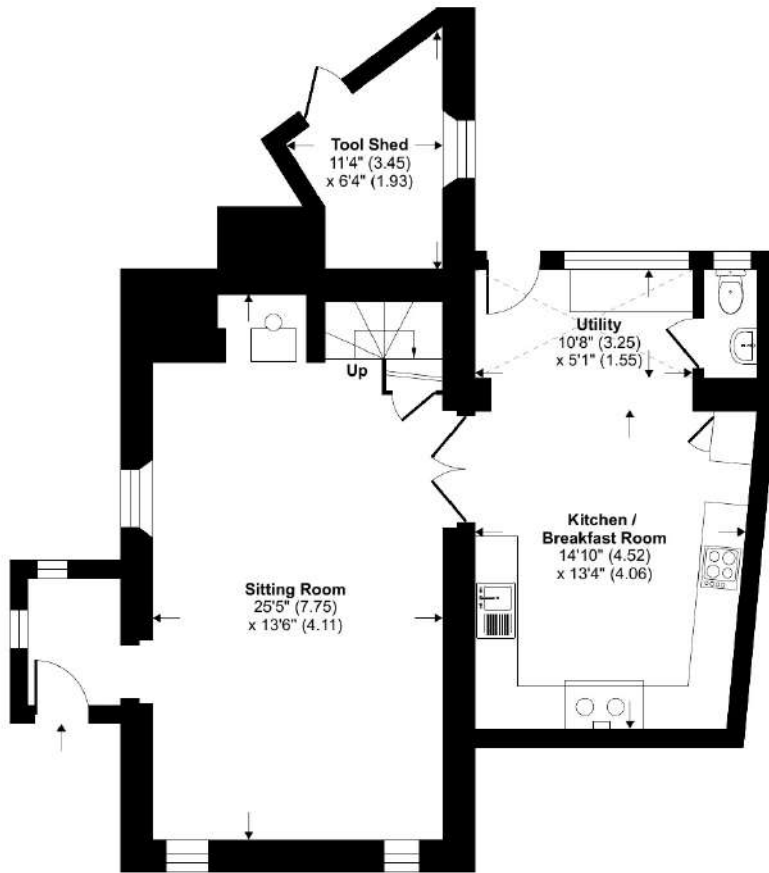
Court House Lodge is situated in the heart of Wiveliscombe and provides a good range of day-to-day facilities. The surrounding area affords some of the prettiest countryside within the Taunton Vale. This includes the Brendon Hills and Exmoor, both close at hand, offering a wide range of sporting opportunities. There is a weekly farmers market and Wiveliscombe is the centre of the annual 10 Parishes festival. The town offers a good range of facilities including a supermarket, public houses, vets, library, medical centre, post office, secondary, primary and nursery schools, together with a community centre. There are also excellent sporting facilities including a recreational ground with its heated open-air swimming pool, football, rugby and tennis clubs. For a wider selection, the County Town of Taunton is within 11 miles, with its main line rail link to London Paddington. The town of Wellington is within 7 miles, where excellent shopping, recreational and scholastic facilities can be found together with access to the M5. The Cathedral city of Exeter is within 30 miles, again with excellent amenities.



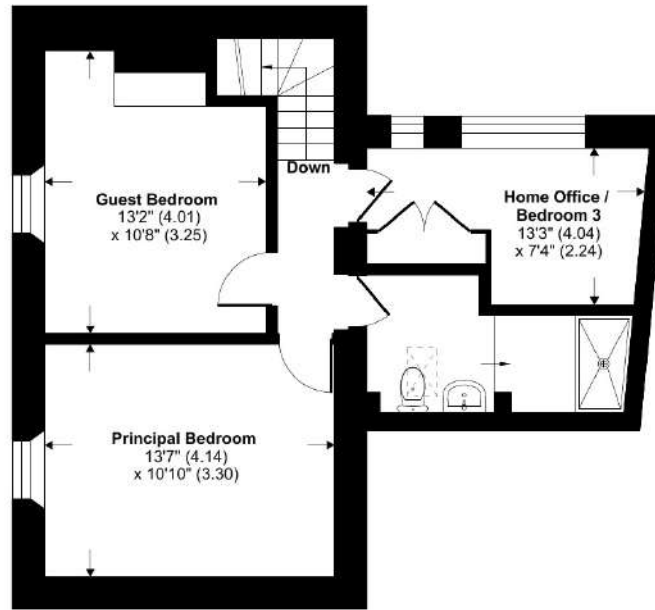


Silver Street, Wiveliscombe, Taunton, TA4

Approximate Area = 1189 sq ft / 110.4 sq m
Outbuilding = 55 sq ft / 5.1 sq m
Total = 1244 sq ft / 115.5 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/cheom 2023. Produced for Humberts. REF: 1015555

DIRECTIONS

From Taunton continue out of the town in a westerly direction towards Milverton. Follow along the B3227 to Wiveliscombe. Continue across the roundabout and up to the traffic lights. Turn right onto the high street. Take the next turning to the right at the top into Silver Street. The property is seen through a high local stone wall to the left side.

SERVICES

Mains electricity, water and drainage. Gas central heating.

LOCAL AUTHORITY

Somerset County Council - Tax Band D Tax Band

ENERGY PERFORMANCE CERTIFICATE

Exempt

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