



**Cards Cottage, Stawley, Wellington TA21 0HS**

**Guide Price £700,000**

**GIBBINS RICHARDS**   
Making home moves happen



A wonderfully-located detached cottage set in a secluded position and in grounds approaching one acre. Cards Cottage is in excellent condition throughout, with four bedrooms, en-suite facilities and an open-plan ground floor with three reception areas. Energy rating: D-63

The cottage itself was converted from a barn some years ago and still retains many character features such as exposed beams, vaulted ceilings and large windows. The ground floor accommodation is accessed via the patio doors and lead into a generous dining room / entrance hall, which is no doubt the hub of the home and a marvellous entertaining space. There is a sitting room with log burner, and steps lead down to an impressive kitchen / breakfast room with central island, granite worktops and ample storage throughout. The ground floor also offers a utility room and small bathroom. The first floor benefits from a large landing which can double as an office area, four bedrooms (two with built-in 'cabin' style beds), an en-suite and family bathroom. The master bedrooms has a range of built in wardrobes and a large picture window looking out to the gardens. The house has an abundance of storage throughout, including under-eaves storage on the first floor. Externally the house has a large patio area outside the dining room / entrance hall, ideal for outside entertaining. The garden then extends to a large and level area of lawn, bordered by mature hedges and trees. There is a pedestrian gate at the end giving access through to the footpaths in the woods. The double garage is 20' x 18' and the studio to the rear is 17' 8" x 11' 1". The studio is an ideal work-from-home space and currently also doubles as a second sitting room / hobbies room. To the left of the driveway is a sloping area of orchard, which leads down to the River Tone. The property abuts a large wooded area (not part of the sale) which has much privacy and some lovely walks through to the River Tone. Cards Cottage is a near-unique opportunity to acquire a certain lifestyle yet still be within a 5-mile drive to Wellington. An early viewing is strongly advised.

#### DETACHED BARN CONVERSION

FOUR BEDROOMS, THREE BATHROOMS

OPEN PLAN GROUND FLOOR WITH THREE AREAS

CHARACTER FEATURES THROUGHOUT

LARGE GARDENS / ORCHARD APPROACHING 1 ACRE

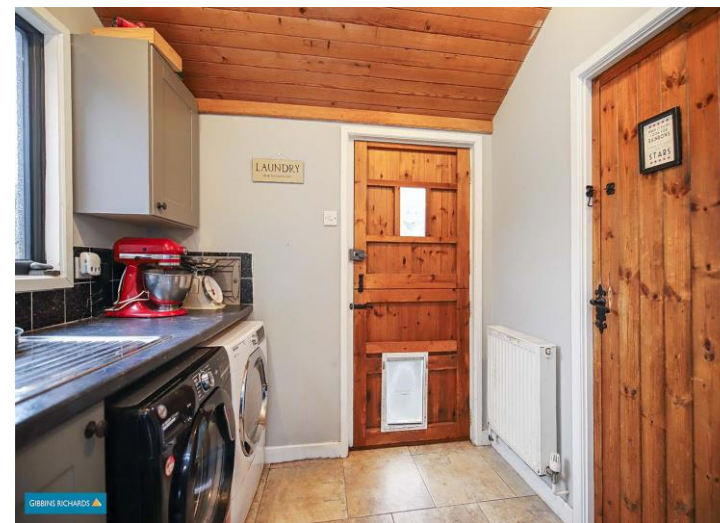
DOUBLE GARAGE AND AMPLE PARKING

HOME STUDIO / HOBBIES ROOM

SECLUDED POSITION SIDING ONTO WOODLAND

APPROX. 20 MINUTE DRIVE TO WELLINGTON

WHATTHREEWORLDS LOCATION: [originals.reading.guards](https://www.whatthreewords.co.uk/properties/originals/reading/guards)







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|                             |                                  |
|-----------------------------|----------------------------------|
| Dining Room / Entrance Hall | 21' 8" x 16' 10" (6.60m x 5.13m) |
| Sitting Room                | 17' 3" x 13' 1" (5.25m x 3.98m)  |
| Kitchen / Breakfast Room    | 17' 7" x 15' 9" (5.36m x 4.80m)  |
| Utility Room                | 7' 9" x 7' 5" (2.36m x 2.26m)    |
| Bathroom                    | 7' 5" x 5' 7" (2.26m x 1.70m)    |
| First Floor Landing         |                                  |
| Bedroom One                 | 14' 5" x 13' 4" (4.39m x 4.06m)  |
| Bedroom Two                 | 11' 11" x 9' 10" (3.63m x 2.99m) |
| En-Suite                    | 9' 10" x 4' 0" (2.99m x 1.22m)   |
| Bedroom Three               | 12' 3" x 6' 5" (3.73m x 1.95m)   |
| Bedroom Four                | 11' 9" x 7' 10" (3.58m x 2.39m)  |
| Shower Room                 | 7' 10" x 6' 5" (2.39m x 1.95m)   |
| Double Garage               | 20' 1" x 18' 0" (6.12m x 5.48m)  |
| Studio / office             | 17' 8" x 11' 1" (5.38m x 3.38m)  |



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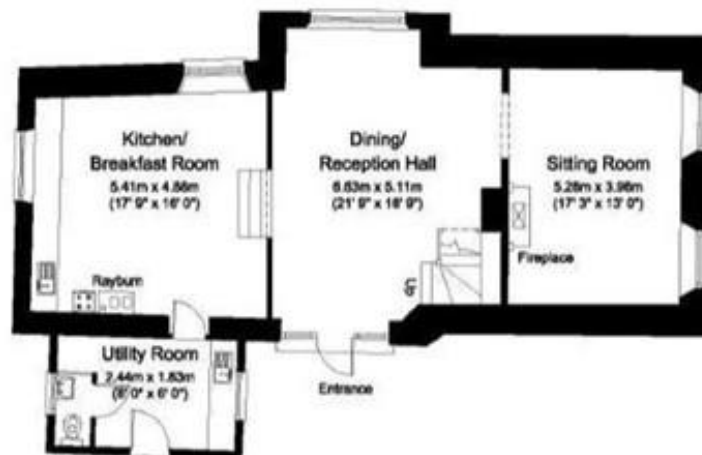
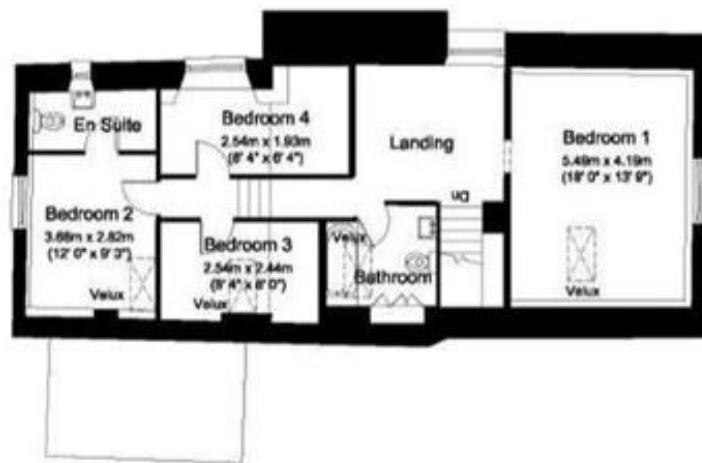
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# **Cards Cottage** **Stawley Wellington** **Somerset**



Gross Internal Floor Area  
 Approx 175 sq m  
 (About 1,883 sq ft)



NB: These particulars are for illustration and general guidance only and cannot be relied upon as accurately describing any of the Specified Matters provided by any Order made under the Property Misdescription Act 1991. property.plane@gibbinsrichards.co.uk



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.

We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.



37 High Street, Wellington, Somerset TA21 8QT Tel: 01823 663311

Email: wg@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk