



# Waggon Barn

*Perry Green, Wembdon, Bridgwater, Somerset, TA5 2BA*





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An attractive detached barn conversion enjoying a pleasant convenient situation in this small hamlet, with the benefit of generous gardens and lovely Mediterranean style swimming pool complex

## GUIDE PRICE

£695,000

## THE PROPERTY

Waggon Barn was originally converted, we understand, in the 1990's to an individual design and specification, whilst incorporating many attractive, traditional features and provides light, airy and versatile accommodation. The property enjoys a substantial fireplace in the main sitting room which interconnects with the living room and there is a wealth of exposed timbers throughout the property. The kitchen/breakfast room is a generous size and well suited to a modern family lifestyle and the master bedroom has a beautifully appointed en suite. The property has the benefit of double glazing and oil fired heating.

Waggon Barn is situated in a plot extending to approximately  $\frac{3}{4}$  acre with stunning views over the surrounding countryside. There is a lovely Mediterranean style swimming pool complex with bar, hot tub and shower room. Within the grounds is a pool house providing informal accommodation and also enjoying wonderful views.

The accommodation comprises:

Entrance door to

Reception Hall with stairs to first floor, understairs cupboard and door to

Study with two windows









Living Room with a substantial fireplace interconnecting with the main sitting room, window enjoying distant views, glazed door to

Sitting Room with brick fireplace incorporating woodburning stove on a raised hearth and interconnecting with the living room, French doors and adjacent side screens opening onto the terrace, glazed and panelled door to side, exposed beams and double doors to

Dining Room with French doors to garden, two windows, exposed beams and double doors to

Kitchen/Breakfast Room with a range of fitted units providing work surfaces, cupboards and drawers under, wall mounted cupboards, built in oven, space for range cooker with extractor hood over, tiled floor, dual aspect windows, exposed beams, glazed door to rear porch with tiled floor, stable door and door to

Cloakroom with low level w.c., pedestal wash hand basin, tiled floor and window

Utility with fitted units, single drainer stainless steel unit, space and plumbing for automatic washing machine, tiled floor, window, oil fired boiler

## First Floor

Landing with window, exposed beam and airing cupboard

Master Bedroom with picture window, exposed beams, door to

En Suite with panelled bath, built in shower cubicle, bidet, low level w.c., pedestal wash hand basin and skylight

Bedroom 2 with picture window, exposed beams







Bedroom 3 with picture window and exposed beams

Bedroom 4 with skylight, exposed beams, fitted cupboard

Bathroom suite with panelled bath, corner shower cubicle, low level w.c., pedestal wash hand basin and skylight

### GARDENS AND GROUNDS

The property is approached onto a generous gravelled driveway providing off road parking for ample vehicles and giving access to the double garage with twin up and over doors, power and light. The property is set in generous gardens laid principally to lawn with an enclosed terrace for outside dining/seating. There is a wide range of fruit trees including apple, plum and pear.

There is a lovely Mediterranean style pool complex with sunken pool, covered bar, hot tub and shower room with shower, low level w.c. and pedestal wash hand basin.

The outbuilding has been adapted by the vendors without planning consent or building regulations to create space comprising:

Living Area with patio doors, window and walk through to

Kitchen with fitted units, built in oven, single drainer stainless steel sink units, views to the Quantocks.

Bedroom with window with views to the Quantocks, door to

En Suite with double width shower cubicle, pedestal wash hand basin and low level w.c., window.





Outside the garden is enclosed by a picket fence with lawned area. Adjoining this is a generous lawned area with views to the Quantock Hills.

#### SURROUNDING AREAS

Waggon Barn enjoys a delightful country setting on the fringes of the village of Wembdon, in this small hamlet with stunning views. Although the property is rurally situated, it enjoys good access to the town of Bridgwater, which offers a good range of facilities and amenities and also access to the M5 Motorway can be reached at Junction 23 or 24. Taunton, the County Town, provides a comprehensive range of recreational, scholastic and shopping facilities as well as a main line railway station and M5 Motorway interchange.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>50</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



### DIRECTIONS

From Bridgwater take the A39 towards Minehead and after approximately one mile pass the garage on the right hand side. Proceed down the hill and at the roundabout take the second exit and proceed for a short distance and turn left signposted Perry Green and Chilton Trinity. After approximately ¾ mile on a right hand bend turn left signposted No Through Road. Continue along this road, proceed past Model Farm and turn left and the property will be found on the right hand side.

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**TOTAL GROSS INTERNAL FLOOR AREA 3961 SQ FT 367.9 SQ METRES**  
**MAIN HOUSE INTERNAL FLOOR AREA 2689 SQ FT 249.8 SQ METRES**  
**GARAGE INTERNAL FLOOR AREA 504 SQ FT 46.8 SQ METRES**  
**OUTBUILDING INTERNAL FLOOR AREA 768 SQ FT 71.3 SQ METRES**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. This floor plan was constructed using measurements provided to Niche Communications by a third party.

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