



LOCATION: Milverton is situated just 3 miles from Wiveliscombe and 4 miles from Wellington. It is a popular village with a host of amenities to include junior school, post office, shop, 'The Globe' Inn and church. Milverton is known for its thriving community with a wide range of clubs and societies for all ages. A wider range of facilities can be found in Wellington to include the well renowned Waitrose. The County Town of Taunton with its mainline railway station is 8 miles away. The M5 can be accessed via Junction 26 just outside Wellington.

DIRECTIONS: From our Wellington Office proceed in the Exeter direction turning right at the town centre traffic lights into North Street. Stay on this road for approximately 4 miles which leads you straight through to Milverton. Upon entering the village, the property will be seen after a short distance on your left hand side as indicated by our For Sale board.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold, by private treaty with vacant possession on completion.

Services: Mains electricity, mains water, mains drainage, gas central heating, telephone

Local Authority: Somerset County Council, County Hall, The Crescent, Taunton, TA1 4DY.

Property Location: w3w.co.uk/opinion.mint.homelands

Council Tax Band: G

Construction: Stone constriction under a slate roof

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: very low

Rivers and the Sea: very low

Reservoirs: Unlikely

Groundwater: Unlikely

We recommend you check the risks on <https://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.

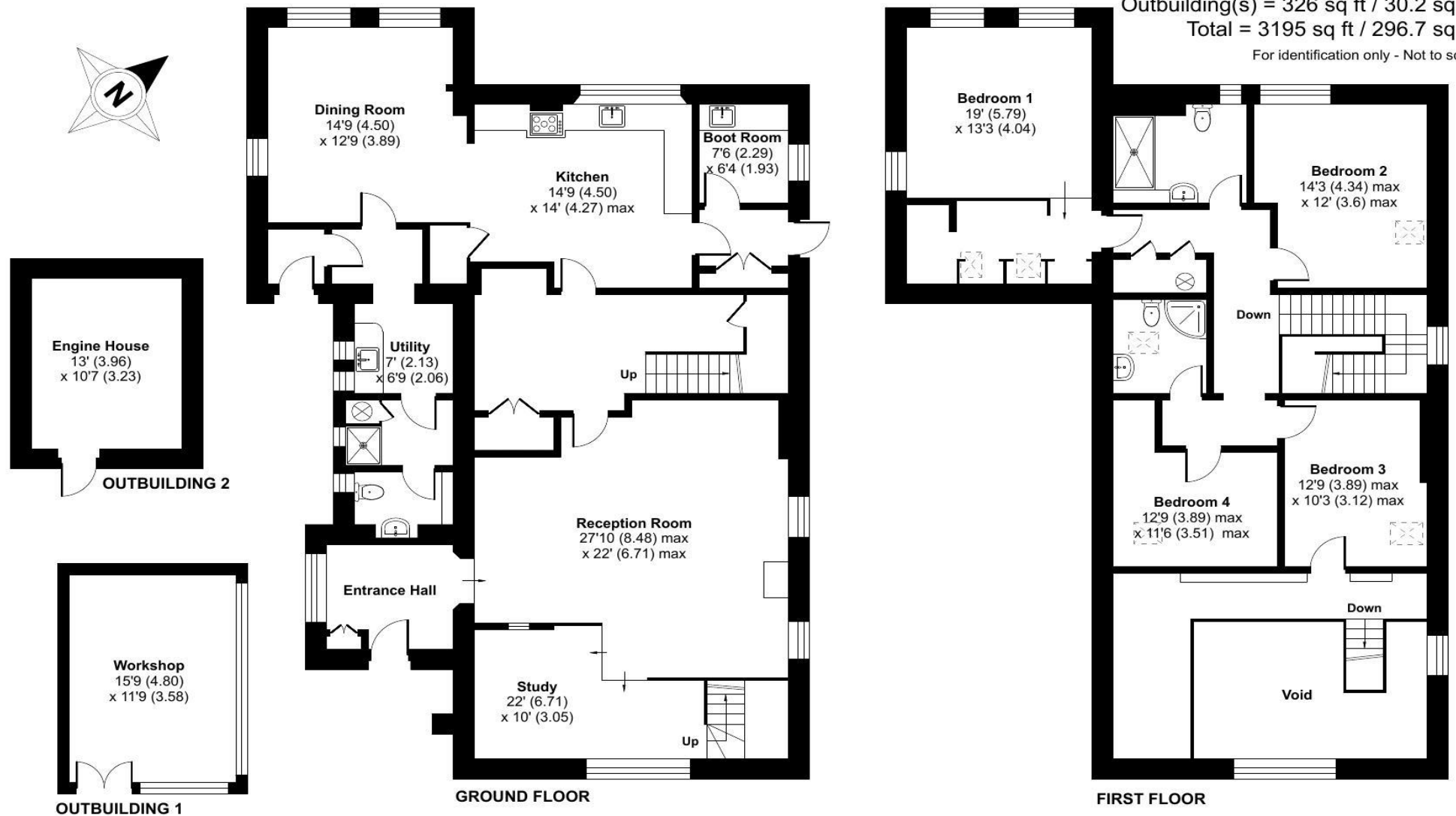
Sand Street, Milverton, Taunton, TA4

Approximate Area = 2869 sq ft / 266.5 sq m

Outbuilding(s) = 326 sq ft / 30.2 sq m

Total = 3195 sq ft / 296.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1257124

Believed to date back to the early 1800's, Lambe House is a sympathetically converted Victorian school offering four bedrooms, three reception rooms, driveway parking, workshops and a generous garden.

The property comprises in brief; a door into the entrance hallway which leads into the sitting room with a log burner and open access to the study which overlooks the front and an inner hallway with stairs to the first floor. The kitchen and dining room sit at the rear of the property and benefit from plenty of units and shelving for storage with contrasting worktops and tiled splashbacks. There is space provided for white goods in the utility room and boot room which both offer additional hand wash basins. Completing the downstairs accommodation is the cloakroom.

The first floor features four double bedrooms which are served by two separate shower rooms. Bedroom one has a generous dressing area providing plenty of storage. A beautiful mezzanine offers an area to be used as a library with steps down to the study on the ground floor.

Externally, the property is approached via a shared driveway with space provided for 3-4 vehicles. The rear garden offers an area of patio and lawn within a private setting surrounded by mature shrubs and trees. A stepped pathway leads to a further garden which again is laid to lawn.

There is also a Grade II listed building at the front which was previously the village firehouse.

- Period property
- Village location
- Four bedrooms
- High ceilings
- Flexible living accommodation
- Private rear gardens
- Driveway parking for 3-4 vehicles
- Annex potential

