

**Situation:** Cedar Barn is set on the outskirts of this thriving community within easy walking distance of all the local amenities to include local stores, post office, public house, and fish and chip shop. There is a local primary school and pre-school located close by and just a short distance away is the hamlet of Westford which sides on to open countryside, providing numerous walks and outdoor pursuits. There is a regular bus service to Wellington which is approximately 1 mile distant with a large range of both independently run shops and larger national stores such as the well renowned Waitrose. The bus service continues to the County Town of Taunton which is approximately 8 miles distant with its mainline railway station providing swift national access and the M5 can be accessed via Junction 26 just outside the town.

**Directions:** From our Wellington town centre office proceed in the Exeter direction into Fore Street which becomes Mantle Street. Continue out of the town, on reaching the traffic lights at Rockwell Green turn left into Popes Lane, continue on this lane for ¼ of a mile where upon the property can be found on the left hand side as indicated by our For Sale board.

**AGENTS NOTE:** A Synergy Optima P30G sewage treatment plant was installed in a neighbouring property in 2018 and services the six properties with an outflow into the adjoining stream. There is also a shared LPG communal tank. There is a maintenance charge equating to 1/6 for the upkeep of the communal development to include servicing of the sewage treatment plant and the electric gates which is approximately £130 annually. A nearby site is identified in the Wellington Place Plan (adopted March 2023) as a possibility for residential development. We would recommend you make your own investigations on this via Somerset County Council.

#### 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, sewage treatment plant, LPG gas central heating.

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

**Property Location:** [w3w.co/erupt.obliging.branched](http://w3w.co/erupt.obliging.branched)

**Council Tax Band:** E

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are

13 Mbps download and 1 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Flood Risk: Surface Water:** medium

**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:** The adjoining property has an application submitted for minor internal works and also for two roof lights on the elevation facing away from Cedar Barn

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

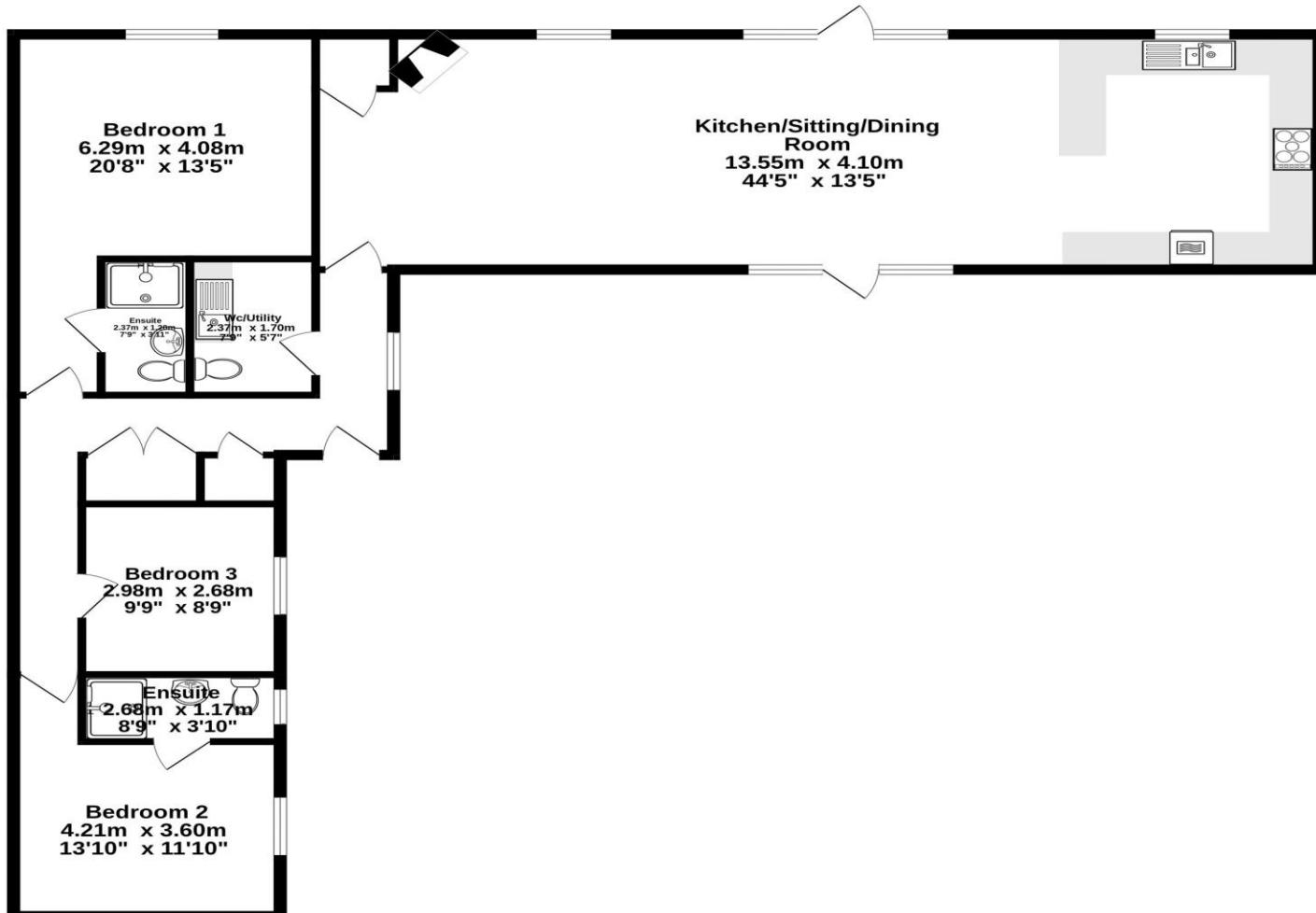
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared November 2022. **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.

**Ground Floor**  
**117.2 sq.m. (1262 sq.ft.) approx.**



**TOTAL FLOOR AREA : 117.2 sq.m. (1262 sq.ft.) approx.**

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 not be used as such by any prospective purchaser. The services and fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Cedar Barn** was previously a cowshed and has now been sympathetically and carefully converted in 2018 to create a fabulously light and spacious detached three-bedroom single storey Grade II listed barn conversion benefitting from high quality fixtures and fittings providing a crisp and clean finish, private level garden and two parking spaces. **NO ONWARD CHAIN.**

The flexible and neutrally decorated accommodation, which is accessed via a step, briefly comprises a hardwood double glazed door leading into a spacious hallway with access to all main principal rooms. The impressive dual aspect 44ft open plan living/dining/kitchen space benefits from a vaulted and beamed ceiling and two sets of floor to ceiling patio doors, this area is separated into two distinctive areas and creates a wonderful entertaining space. The sitting/dining area benefits from ample space for everyday furnishings along with a gas effect log burner creating a real focal point to the room. The kitchen enjoys a comprehensive range of sage matching wall and base units with tiled splashbacks and contrasting worktops and offers an integrated Bosch dishwasher, a Neff eye level oven, a five-ring gas hob with extractor above along with space for a fridge/freezer.

The sleeping accommodation has been cleverly designed to be at one end of the barn and offers three double bedrooms, two with en-suites, with the master enjoying pleasing views over the rear garden from a large picture window. Completing the internal accommodation is a useful utility room/w.c offering further storage, stainless steel sink and space for a washing machine and could be converted into a family bathroom if required. Externally the property enjoys a pleasant approach and sits within a small and secure niche development of six converted barns accessed via electric gates which in turn leads into a shared driveway and communal brick paved courtyard where two car parking spaces can be found in front of the barn along with side access to the fully enclosed rear garden.

The rear garden can also be accessed via the living space with a step down into the level garden which offers a private southerly aspect and enjoys an area of patio perfect for entertaining in the warmer months, a useful shed, compost area and a summerhouse perfectly placed to enjoy the sunny aspect and views over the garden. Situated on the western fringes of Wellington, Cedar Barn is constructed of stone under tiled roof and has been cleverly converted, whilst retaining charming character features including large window seats, beamed and vaulted ceilings and is warmed by LPG gas underfloor heating. The property is perfectly placed for those choosing to commute with easy access to road and rail networks to hand.



- **NO ONWARD CHAIN**
- **Grade II Listed detached barn**
- **Three bedrooms, two ensuites**
- **Gated courtyard development**
- **Single storey**
- **High quality fixtures and fittings**
- **Southerly facing private garden**