



The Old Vicarage



# The Old Vicarage

Thorne St. Margaret, Wellington, Somerset TA21 0EQ

Wellington 4 Miles. Taunton 11 Miles.

**A 5 bedroom former Victorian rectory in elevated position with 12.6 acres.**

- 5 Bedrooms
- Family Bathroom
- Sitting & Dining Room
- Drawing Room
- Bespoke Kitchen
- Front and Rear Gardens
- Car Port
- Paddock
- Freehold
- Council Tax F

**Guide Price £1,250,000**

## SITUATION

Situated within the hamlet of Thorne St Margaret, approximately 2 miles from Langford Budville with its church, village hall, primary school, cafe, garden centre and public house. Wellington is within 4 miles of the property where an excellent selection of shopping, recreational and scholastic facilities can be found. The M5 motorway is readily accessible on the eastern outskirts of the town and the County Town of Taunton is within 11 miles of the property with its even greater selection of facilities, together with a main line rail link to London Paddington.

## DESCRIPTION

The Old Vicarage has spacious accommodation and enjoys far reaching views across the Taunton Vale to the Blackdown Hills and Wellington Monument. The property has light and well proportioned rooms with the benefit of the high ceilings and other period features including fireplaces and sash windows. Set within attractive gardens with outdoor pool ideal for family and friends as well as adjoining pasture paddocks. In all, the property extends to 12.6 Acres.



## ACCOMMODATION

Solid front door leading to Entrance Porch with quarry tiled floor and door to the grand Entrance Hall, which has stairs to first floor, understairs storage cupboard, Karndean flooring and doors to all rooms. The Drawing Room has an open fire, with wooden surround and hearth and large sash window to front. The Sitting Room is another good sized dual aspect room with sash window to front and door to garden and fireplace. There is a Play Room with windows to side and original fireplace with tiled surround. The Dining Room features a closed off fireplace, two windows to side and access to useful pantry with original slate shelving and meat hooks. Off the dining room is the Kitchen which has been updated over recent years to provide a range of wall and base units with granite work surfaces over, double butler sink and matching central island. There is space for American fridge/freezer and cooker, built in dishwasher, Karndean flooring and bifold doors opening into the garden. Complementing the ground floor is a useful utility and cloakroom.

On the first floor is a spacious galleried landing with access to the loft which offers potential to develop subject to the necessary consent. There are 5 bedrooms, all a good size with a pleasant aspect and several having the benefit of built in wardrobes. The family bathroom comprises a large walk in shower, bath, wash hand basin and WC.

## OUTSIDE

The property is approached via a gravel drive with feature lights and electric five bar wooden gate giving access to the ample parking area and car port. From here is a well established orchard enclosed by post and rail fencing. The gardens are mainly laid to lawn with patio areas and a range of established plants and shrubs. There is an outdoor swimming pool and pool house. There is extensive lighting throughout the garden, creating a wonderful space come nightfall. Beyond the gardens gives access to the paddocks with the top paddock benefitting from a bench with far reaching sunset views. In all, the property extends to approximately 12.6 acres.

## VIEWINGS

Viewings are strictly through the vendors selling agents, Stags of Wellington.

## SERVICES

Mains Electric and water. Oil Heating. Private Drainage.

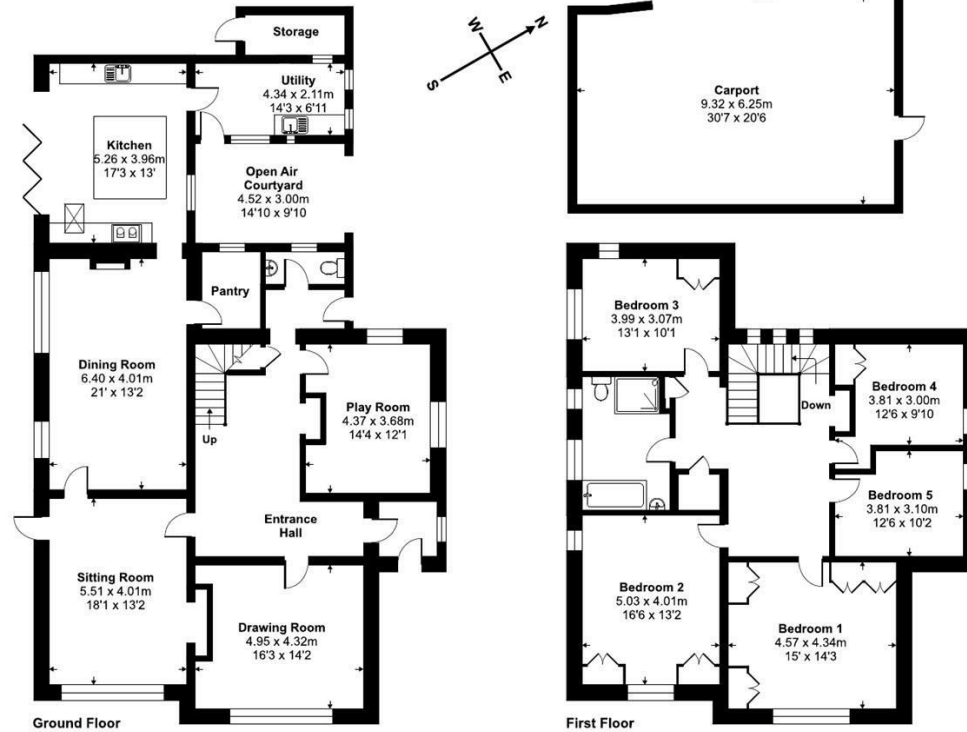
## DIRECTIONS

From Wellington take the A38 towards Exeter. After approximately 2½ miles at the Beam Bridge Hotel, turn right and at the next crossroads continue straight over. Proceed up the hill for 0.7 miles turning right at the next crossroads signposted Thorne St Margaret. Continue for 0.7 miles passing Thorne Manor on the left and the property will be found just before the Church.



Approximate Area = 3326 sq ft / 309 sq m (excludes carport)

For identification only - Not to scale  
Includes open air courtyard



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Stags. REF: 1003508



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(54-68) D			
(39-54) E		36	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

7 High Street, Wellington, Somerset, TA21 8QT

wellington@stags.co.uk

01823 662822