



The Wagon Barn



M5 (J26) 0.5 miles, Wellington 2.5 miles,
Taunton 6 miles

A spacious four bedroom detached character barn conversion nestling on the lower slopes of the Blackdown Hills.

- Wonderful 4 Bedroom Character Barn Conversion
- Delightful Views
- Located on the Lower Slopes of the Blackdown Hills
- Ample Parking
- Attractive Private Gardens
- Double Garage
- Freehold
- Council Tax E

Guide Price £600,000

SITUATION

The Wagon Barn enjoys a fine rural yet accessible location on the lower slopes of the Blackdown Hills, designated an Area of Outstanding Natural Beauty. The nearby village of West Buckland is within a short drive with primary school, church, village hall, gym and farm shop. Wellington is approximately 2.5 miles offering an excellent range of shopping, recreational and scholastic facilities. The M5 motorway is available at Junction 26 just half a mile from the property. The County Town of Taunton is within 6 miles where an even greater selection of facilities can be found together with a main line rail link to London Paddington.

DESCRIPTION

A well appointed detached barn conversion enjoying rural views. The barn is believed to date from 1870 – 1911 and it was converted into a home in 2003. The property has a wealth of character and charm with vaulted ceilings, exposed beams and large windows which together with the ground floor glazed doors fill the house with natural light. The accommodation in brief comprises of four Double Bedrooms, two with en-suites and a separate Family Bathroom, Reception 1 and Reception 2, Kitchen/Diner, Cloakroom and Utility. There are landscaped gardens and a double garage incorporating a studio. Internal inspection recommended.

ACCOMMODATION

Glazed front door to Entrance Porch, tiled floor and glazed door to Entrance Hall with feature hardwood staircase to first floor, doors to all rooms. Reception 1 with floor to ceiling windows to one side, taking advantage of the views over the Blackdown Hills, double glazed doors to the garden, double glazed doors to the hall, connecting double glazed doors to Reception 2 which also has floor to ceiling windows to the side and a glazed door into the hallway. Kitchen/Diner has wall and base units with work surfaces over inset sink and tiled splash backs. Space for cooker, dishwasher and fridge/freezer, tiled floor, double glazed doors onto the patio, door to Utility, with further units, inset sink and work surfaces, space for tumble dryer and washing machine and a glazed external door.

First floor landing with vaulted ceiling with exposed beams, Velux roof light and hatch to loft. Bedroom 1 with large double glazed windows with rural views towards Wellington Monument, vaulted ceiling with exposed beams, door to en-suite comprising white suite with double shower cubicle, low level WC and pedestal wash hand basin, vaulted ceiling with beams. Bedroom 2 with large double glazed windows, vaulted ceiling with

exposed beams, door to en-suite with shower cubicle, low level WC and pedestal wash hand basin. Two further double bedrooms with mezzanines and large double glazed windows with vaulted ceilings and exposed beams. Family bathroom with bath/shower, low level WC and pedestal wash hand basin.

OUTSIDE

The property enjoys a landscaped garden with a range of mature plants, shrubs and trees. A block paved pathway leads to the wrap-around patio and the front door with a gate leading to the side where there is a small patio area. On the other side of the property is a kitchen garden which is partly walled with patio and level lawn with flower borders. The garden is enclosed by traditional stone walling, wooden fencing and hedging with double wooden gates leading to the drive with parking for several cars. Double garage with two electric doors with power and light and storage in the eaves. One side of the garage is partly converted into a studio with glazed windows to front and side, with power and light.

SERVICES

Mains water and electricity are connected. Shared private drainage. Oil fired central heating. This property has the benefit of standard broadband(Ofcom). Mobile coverage available inside & outside with EE, O2, Three and Vodafone (Ofcom).

VIEWINGS

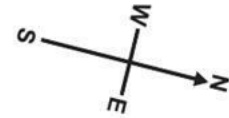
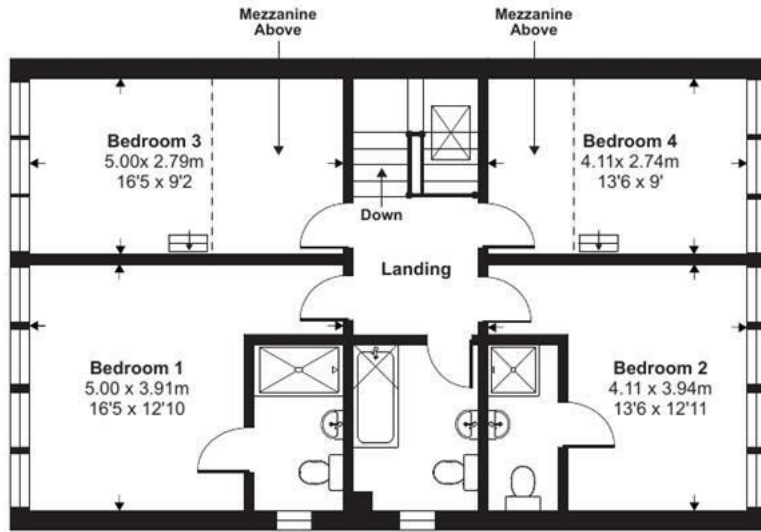
Strictly by appointment with the vendor's selling agents, Messrs Stags, Wellington Office.

DIRECTIONS

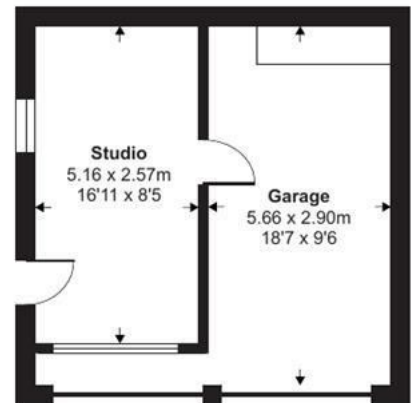
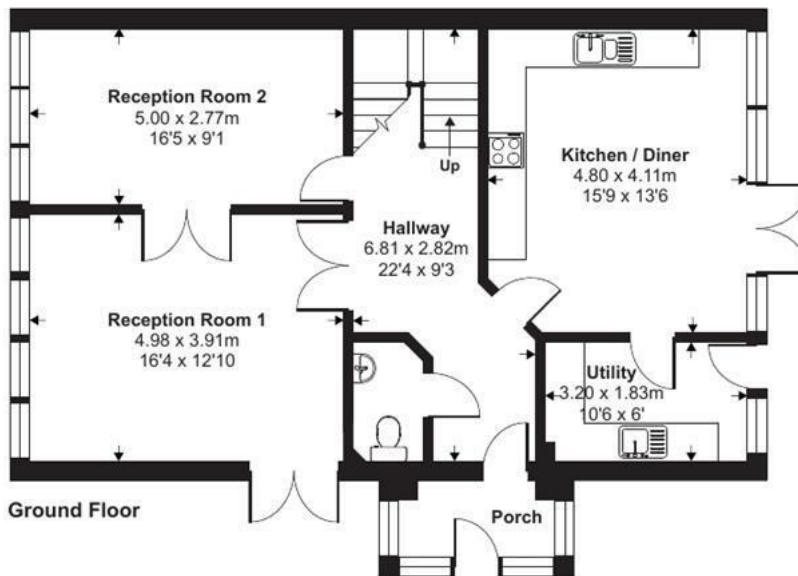
From Junction 26 of the M5 motorway take the exit signposted Blackmoor and Ruggin and at the T junction turn left. Follow the lane for approximately 0.3 miles, then turn left towards Ruggin. The Wagon Barn is the second house on the left. Drive past the house and take the next left, turning into the tarmac drive



Approximate Area = 1720 sq ft / 159.8 sq m
 Garage = 345 sq ft / 32 sq m
 Total = 2065 sq ft / 191.8 sq m
 For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 1061599

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69-78) C	(55-68) D
(55-68) D	(49-54) E	(35-48) F	(2-48) G
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		75	51

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