



Millmoor

Millmoor, Sampford Arundel, Wellington, Somerset, TA21 9QS



Wellington 3.5 miles M5 (J26) 5 miles
Taunton 10 miles

A detached country house
offering flexible accommodation
set in established gardens.

- 4/5 Bedrooms
- Master En Suite & Family Bathroom
- Sitting Room
- Kitchen/Dining Room
- Snug, Reception Room & Games Room
- Utility and Shower Room
- Established Gardens
- Garage & Car Port
- Freehold
- Council Tax G

Guide Price £695,000



SITUATION

Millmoor is situated on the outskirts of this popular village which lies close to the Somerset/Devon border. Here there can be found a village hall, church, primary school and close by is a public house/hotel. Wellington is within 3.5 miles of the property where an excellent selection of shopping, recreational and scholastic facilities can be found, together with easy access to the M5 motorway which is located on the eastern outskirts of the town. The County Town of Taunton is within 10 miles of the property where an even greater selection of facilities can be found, together with a main line rail link to London Paddington. There is also a railway station at Tiverton Parkway which lies approximately 6 miles to the west. The property is surrounded by open countryside which is ideal for walking, riding and is within a mile or so of the Blackdown Hills, a designated Area of Outstanding Natural Beauty.

DESCRIPTION

A well appointed country house coming onto the market for the first time in 47 years. Updated and extended over the years by the current owner, the property now offers flexible and versatile living. In brief the accommodation consists of a spacious kitchen/dining room, sitting room with inglenook, further reception room, snug, utility/shower room and cloakroom. There are 4 bedrooms and further through room which could be divided if a fifth bedroom is required. Master Ensuite with dressing room and separate family bathroom. Complementing the accommodation is a games room with separate WC which offers potential to develop further to provide an annexe, subject to planning and the necessary consents. Outside are landscaped gardens which border a stream, a car port and garage. In total the property sits within approximately 0.85 acres.

ACCOMMODATION

Covered entrance porch leads to a good size entrance hall which gives access to all the principle rooms. The kitchen/dining room spans the full width of the property and provides a bespoke kitchen with a range of wall and base units with work surfaces over and inset sink unit. There is a built in double oven and hob with

extractor over, larder cupboard and dining area with patio doors to garden. Sitting room with inglenook fireplace. Complementing this floor is a further reception room, snug, useful utility/shower room and a separate cloakroom with WC and wash basin.

On the first floor is a spacious landing and 4 double bedrooms all with a pleasant aspect with the master benefiting from a dressing area and ensuite bathroom. There is a further through room which could be divided to provide a fifth bedroom if required and there is a separate family bathroom.

Adjoining the property is a further games room with WC which offers potential for a variety of uses.

OUTSIDE

A five bar gate gives access to the drive and carport, with parking for several cars. The garden, bordered by a stream, is mainly laid to lawn with a range of mature plants, shrubs and trees, feature pond, vegetable plot and stone building. Adjoining the property is also a garage and car port. In total the property sits within approximately 0.85 acres.

SERVICES

Mains electric. Private well water. Private drainage. Oil heating.

VIEWINGS

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

DIRECTIONS

Exit the motorway at Junction 26 and follow the road to the roundabout with the A38. Take the first exit signposted Tiverton and Exeter and after approximately 2 miles and just before another roundabout turn left signposted Sampford Moor. Continue along this road for approximately 1 mile and just before entering the village of Sampford Moor turn right signposted Sampford Arundel. Continue down into the village passing the village hall on the right hand side and shortly afterwards turn left opposite the telephone box signposted Peacehay and Marlands. Follow this road round to the right and the property will be found after a short distance on the right hand side.





Approximate Area = 2624 sq ft / 243.7 sq m

Garage = 378 sq ft / 35.1 sq m

Outbuilding = 429 sq ft / 39.8 sq m

Total = 3431 sq ft / 318.6 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). © ntechcom 2024. Produced for Stags. REF: 1094984

These particulars are a guide only and should not be relied upon for any purpose.

7 High Street, Wellington, Somerset, TA21 8QT



Energy Efficiency Rating		Current	Potential
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		48	70
(39-54) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	

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