



Riverslake House

Riverslake House, Langford Budville, Wellington, Somerset, TA21 0QR



Taunton - 8 Miles, Wellington - 3 Miles, M5 (J26) 4 miles

A individual detached property with just under three and half acres.

- 4 Double Bedrooms
- Family Bathroom & Master En Suite
- Spacious Sitting/Dining Room
- Kitchen/Breakfast Room
- Utility & Further Reception Room
- Large Nature Pond
- Double Garage and Stables
- Set in just under 3.5 Acres
- Freehold
- Council Tax F

Guide Price £850,000

SITUATION

A substantial four bedroomed detached country house surrounded by its own land, on the outskirts of the popular village of Langford Budville, three miles from Wellington.

The village has a busy community hall, church and a popular pub, as well as a primary school. There is a cafe and garden centre in the woodland nearby and a protected area with access to many footpaths and bridleways.

Three miles away Wellington offers many independent shops, including an award winning butcher, deli, chemist, Waitrose, banking and post office together with a small cinema and well known public school. Wellington also has its own motorway junction.

DESCRIPTION

Riverslake House sits comfortably surrounded by its own parcel of land, just under three and a half acres of formal gardens, pasture and wildlife area, including a lake.

The house, originally a Victorian farm worker's cottage, has been extended to offer more generously proportioned living space.

The vendors have said 'It is a wildlife haven and ideal for keen gardeners'.

ACCOMODATION

A gated driveway leads from the road to the house, the garage and the stables, with parking for several vehicles.

Entering Riverslake through the front door there is an entrance porch with good sized cloakroom area, and door to the large inner hallway floored with oak boards, with stairs up to the first floor.

Off the hall is the kitchen/diner, an inviting, light room with dual aspect windows and lovely views over a woodland area.

There are oak fitted units throughout, an Aga, electric oven, a marble breakfast bar and kitchen surfaces. There is also room for a table and chairs.

Off the kitchen is the large utility room with built in larder and a door leading to the outside patio area.

The hallway leads to the generous sitting/dining room, again with oak flooring and with dual aspect windows and patio doors leading to the rose garden. A multi-fuel burner keeps this room cosy in

winter.

Downstairs there is also a separate office/reception room and a WC.

Upstairs are four double bedrooms, two with fitted wardrobes and an impressive master bedroom with ensuite, fitted wardrobes and lovely views over the garden and paddocks.

A family bathroom completes the facilities.

GARDENS AND GROUNDS

The large driveway leads to the detached double garage which has workshop space and mains electricity, and would easily convert to ancillary accommodation, subject to planning consents.

Near the garage is the stable block with three stables and tack room, situated on a paved yard with five bar gate leading to the paddocks.

There are areas of formal garden, patio, and lawn together with woodland, wildlife area and the lake, all of which attract an abundance of wildlife.

The grounds are very private and secluded yet only a few minutes from the village.

SERVICES

Mains water and electricity are connected. Private drainage. LPG central heating. This property has the benefit of standard broadband(Ofcom). Mobile coverage limited inside & outside with EE, O2, and Vodafone (Ofcom).

DIRECTIONS

From our office follow the B3187 from Wellington towards Milverton, and Riverslake will be found on your left after approximately 1.8 miles



Approximate Gross Internal Area = 220.4 sq m / 2372 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1060523)

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	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			60
(39-54) E			
(21-38) F		27	
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

7 High Street, Wellington, Somerset, TA21 8QT
 01823 662822
 wellington@stags.co.uk
 stags.co.uk