



Barley House







Barley House

East Nynehead, Wellington, , TA21 0DA

Wellington 2 Miles. M5 Motorway (J26) 2.8 Miles. Taunton 5 Miles

A beautifully presented family home with an abundance of period features inside and out.



- Four/Five Bedrooms
- Kitchen & Breakfast Room
- 3 Further Reception Rooms
- Utility & WC
- Original Outbuildings, Car Port and Home Office
- Mature Gardens & Paddock
- All-Weather Tennis Court
- Impressive Summer House
- Freehold
- Council Tax Band G

Guide Price £1,200,000

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SITUATION

Within easy reach of the property are an excellent range of local amenities including a variety of independent shops, supermarkets including Waitrose and Co-op, sport and leisure facilities and a selection of schools, both primary and secondary.

Barley House is well situated for all transport links with access to the M5 motorway only 2.8 miles away at Junction 26 and Taunton within 5 miles with its main line railway station linking to London Paddington in less than 2 hours. The surrounding countryside has many public footpaths and bridleways, along with part of the Grand Western Canal for walks through woodland and open countryside. The Blackdown, Brendon and Quantock hills are also within easy reach.

DESCRIPTION & ACCOMMODATION

Barley House provides a beautifully presented and characterful family home with good reception space and four/five double bedrooms. The many period features, including exposed cruck beams, ceiling beams and the inglenook fireplace in the kitchen, suggest that the house dates back several hundred years. The flag stone floored kitchen benefits from an Aga, and is adjoined by a breakfast room with French doors opening onto the terrace and stairs up to the sewing room/occasional bedroom. There are 3 further reception rooms, a utility room and downstairs WC. On the first floor are four double bedrooms, a family bathroom and separate shower room.

Outside, the property sits within well maintained gardens and ground extending to 2.78 acres. There are a number of outbuildings, an extensive office with a wood burner, tennis court and an impressive summer house.

Covered porch with wooden benches to either side provides access to the front door opening into the inner hall with stairs to first floor and access to the kitchen and dining room. The kitchen is fitted with bespoke wall and base units with granite worksurfaces with matching island. The Aga is set within the impressive inglenook fireplace with a historical bread oven, warming bench to one side and large beam over. There are 2 integrated ovens and an electric hob which is set within the island unit. There is an inset sink unit, space for fridge freezer and space for dishwasher. The kitchen has original flagstone floors and a double aspect with one window featuring a wooden bench window seat below. From the kitchen there is access to the Breakfast Room with matching units and granite work surfaces over and a drinks fridge. There are double doors opening out onto the rear terrace, a porcelain tiled floor and stairs leading up to the Sewing Room/occasional bedroom with windows overlooking the garden. Also off the kitchen is access to the rear entrance hall with door to outside, door to downstairs WC with wash basin and access to the Utility Room with plumbing and space for washing machine and tumble dryer. The Dining Room features a large open brick fireplace with tiled hearth and window to the front. From here there is access to the further reception rooms, the Drawing Room benefiting from a double aspect with door to walled garden and fireplace with inset wood burner. The Sitting Room is also double aspect with a glazed door to the rear terrace and benefits from a fireplace with inset gas fire with wooden mantle and brick hearth.





FIRST FLOOR

On the first floor the landing provides access to all rooms, hatch to loft space and useful large storage cupboard. Bedroom One is a large double room with exposed beams, double aspect windows and an exposed oak wooden floor. Bedroom Two has exposed beams, window to front and built in storage shelves. Bedrooms Three and Four are both a good size with windows to front and side. The Family Bathroom has an exposed wooden floor, low level WC, pedestal wash basin, roll top claw foot bath with shower attachment, heated towel rail and door to walk in wardrobe with shelves and hanging space. The Shower Room comprises an enclosed shower cubicle, low level WC, wash basin with vanity unit, heated towel rail and an airing cupboard housing the hot water tank with additional pump and slatted wooden shelving.

OUTSIDE

The property is approached to one side via wooden gates opening onto the driveway which sweeps up to a large parking and turning area providing access to the Cider Barn and double Car Port. A door from the carport provides access to the home office with double aspect windows enjoying views of the garden with speeds of up to 300Mbps. The entire garden and summer house also has an outside network to ensure connectivity across the property. To the rear of the property is a pretty barn/stable which is currently used for storage and a workshop but has the potential to provide a number of other uses subject to the necessary planning consents. To one side of the property a walled garden can be found, laid to lawn with an abundance of fruit trees, including apple, pear, plum and fig. To the other side of the property is a vegetable garden with growing beds and an existing raspberry plant. Steps lead from the rear up to the main garden which is mostly laid to lawn with a number of mature trees. There is a tennis court to one corner of the grounds situated next to an impressive summer house featuring fully glazed sliding bifold doors to 2 sides of the building creating a perfect space to enjoy in all weathers and to admire the wonderful far reaching views. Inside the summer house are built in units with work surfaces over, a built in pizza oven to one corner, plumbing and space for a dishwasher, fridge and a bespoke wooden bar. To the rear of the building is an outdoor sink and a separate WC with wash hand basin. Part of the grounds are fenced off into a paddock with field shelter.

SERVICES

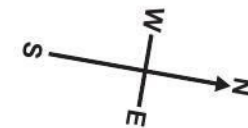
Mains electricity, mains water, private drainage - septic tank (untested). Oil heating. This property has the benefit of standard broadband(Ofcom), the current owners use Starlink. Mobile coverage available inside & outside with EE, O2, Three and Vodafone (Ofcom).

DIRECTIONS

From our office in the High Street proceed in the Taunton direction and at the second roundabout take the first exit left following the signs to Nynnehead. Continue along this road for approx. 1 mile passing under the railway bridge. At the 'triangle' take the right hand fork and continue up the slight hill through the Hollow and into Nynnehead village. Pass the village hall on your right hand side and take the second right signposted East Nynnehead. Follow this lane into the hamlet where the property will be found on your left hand side.

Approximate Area = 2901 sq ft / 269.5 sq m
 Outbuildings = 1074 sq ft / 99.8 sq m (excludes carport)
 Total = 3975 sq ft / 269.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1116363



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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		47	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



