



Chelmsine Chapel



# Chelmsine Chapel

West Buckland, Wellington, Somerset TA21 9LW

M5 (J26) 1.5 mile : Wellington 3.4 miles : Taunton 4.8 miles

**A converted chapel with well appointed, flexible accommodation with paddock.**

- Four Bedrooms
- Self Contained Guest Suite
- Kitchen/Dining Room
- Paddock
- Council Tax F
- Family Bathroom
- Spacious Sitting Room
- Landscaped Gardens
- Freehold

Guide Price £750,000

## SITUATION

Located on the outskirts of this popular village which lies between the towns of Taunton and Wellington, on the lower fringes of the Blackdown Hills. The village benefits from a primary school, church, and village hall. Junction 26 of the motorway is also within easy access, approximately 1 mile from the property. Wellington is within 3 miles where a good range of day to day facilities can be found and the County Town of Taunton, 4.5 miles where an even greater selection of facilities are available, together with a main line rail link to London Paddington.

## DESCRIPTION

Chelmsine Chapel is a unique detached chapel, located in a rural yet assessable position, which has recently undergone a programme of improvement including a new kitchen and bathroom, offering a well appointed spacious, light and airy accommodation. Constructed in c.1880 by the Plymouth Brethren movement the Chapel was later converted into a private residence in the 1990's. The accommodation consists of an entrance hallway, cloakroom, sitting room, dining room, kitchen/breakfast room, 3 bedrooms and family bathroom. As well as a further guest suite with en-suite bedroom, with further reception room, utility/kitchen below and separate access which would be ideal for a dependant relative.

Outside there are landscaped gardens and paddock c.1 acre. The property is for sale with no onward chain.



## ACCOMMODATION

Front door into the ENTRANCE HALLWAY with full height vaulted ceiling, with stairs rising to the first floor. An internal hallway leads through into all principle reception rooms with the SITTING ROOM situated at the far end of the property, fireplace with exposed stonework and beam over. Full height window and feature arch and patio doors to garden. Doors into the DINING ROOM which is currently being used as a study. A useful CLOAKROOM comprises wash hand basin and W/C. The KITCHEN/BREAKFAST ROOM has been fitted with a bespoke solid wood wall and base units, complemented with quartz work surfaces incorporating a breakfast bar, Belfast sink. Neff appliances including hob, eye level oven, integrated fridge/freezer and dishwasher. Beyond the kitchen is a door leading out to the rear garden, as well a further reception room with fireplace and stairs to GUEST SUITE or ideal as self-contained accommodation for a dependant relative. With dual aspect, en-suite, under stairs storage cupboard. A further UTILITY/KITCHEN with base and wall units, oven and hob, sink unit and plumbing for washing machine and door to front.

The main accommodation is accessed off the entrance hallway and rises up onto a spacious, light and airy landing, with storage cupboard and at the far end looking down into the sitting room. BEDROOM 1 is a double room with built in wardrobe space and views across the surrounding countryside. BEDROOM 2 is a further double bedroom, whilst BEDROOM 3 overlooks the front of the property. Recently refitted family bathroom.

## OUTSIDE

Located off a quiet country lane the property has an attractive frontage with DRIVEWAY which provides off road parking. An up and over door provides access into the larger than average GARAGE which is connected with power and light. The REAR GARDEN has been landscaped with low maintenance in mind with large patio, flower beds and laurel hedging, perfect for sitting out and entertaining. A wooden five bar gate gives access into the pasture PADDOCK which extends to approx 1 acre with separate gated access from the road.

## VIEWINGS

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

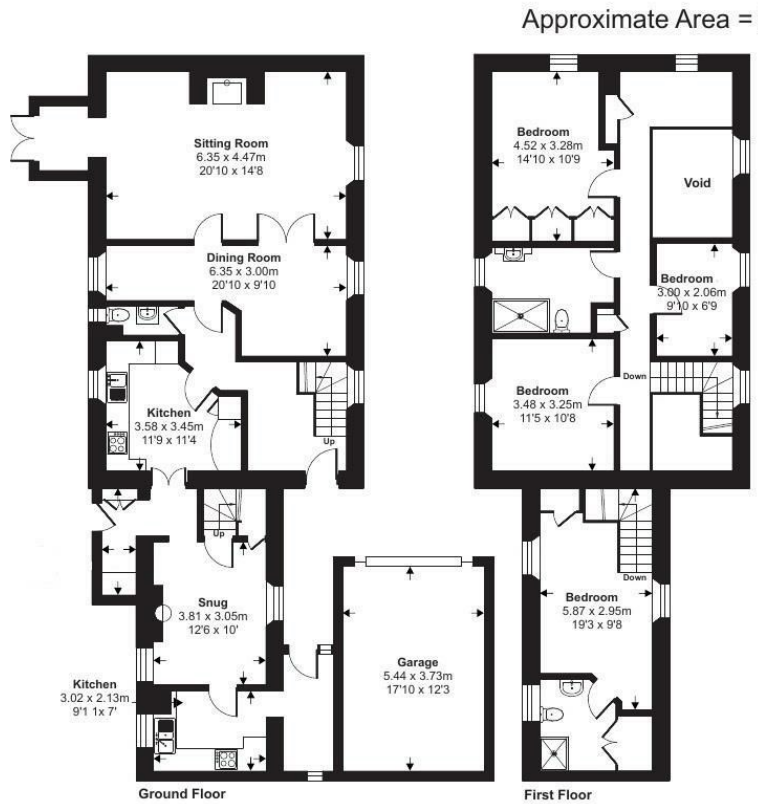
## SERVICES

Mains electric and water. Oil Heating. Private drainage sewage treatment plant. This property has the benefit of standard broadband (Ofcom). Mobile coverage limited inside and out with EE, Three and 02.

## DIRECTIONS

From the M5 at junction 26 take the exit signposted West Buckland and follow this road for approximately half mile, turning right at the T junction, head through the village passing the school on your left hand side, continue along this road and just after the motorway bridge take the left hand turn on the bend, signposted Ruggin/Pitminster. At the next T junction take a left hand turn and proceed to the next junction, this time turning right where after a short distance the property will be seen on your left hand side, just by the triangle in the road.





Approximate Area = 2001 sq ft / 185.8 sq m (excludes void)

Garage = 220 sq ft / 20.4 sq m

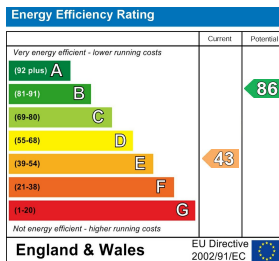
Total = 2221 sq ft / 206.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchcom 2024. Produced for Stags. REF: 1108897

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