



Barley Meade



Wellington/M5 (J26) 4.5 miles | Taunton 9 miles

A four bedroom grade II listed barn conversion with equestrian facilities in a rural location with countryside views.

- Four Bedrooms & Master En Suite
- Shower Room & Bathroom
- Utility & Office
- Open Plan Kitchen/Dining room
- Spacious Sitting Room
- Stables & Menage
- Garage & Countryside Views
- Freehold
- Council Tax Band E

Guide Price £795,000



SITUATION

Situated on the edge of this sought after village of Clayhidon which lies within the Blackdown Hills, designated an Area of Outstanding Natural Beauty. The village benefits from an excellent public house, church and village hall. The village of Hemycok is within 3.5 miles where an even greater selection of facilities can be found including doctors surgery, village stores, primary school which feeds into the highly regarded Uffculme School. Wellington is within 4.5 miles where a great selection of shopping, recreational and scholastic facilities can be found together with easy access to the M5 motorway. Both Taunton and Honiton are within an approximate 20 minute drive whilst Bristol and Exeter are within an easy commute.

DESCRIPTION

A four bedroom barn conversion converted in the 1990's with a wealth of character and charm including oak ship timbers and stone lime walls, set in a rural location with countryside views. Comprising of a sitting room, dining room, kitchen, downstairs shower room, family bathroom, double garage. Outside there is a pretty garden which borders the river Culm, and a bridge gives access to the land which has been divided into paddocks and gives access to the stables and menage.

ACCOMODATION

Door to entrance hall with storage cupboards, leading directly into the utility room or through into the second reception hall. Door to left to the open plan kitchen/dining room with wall and base units, iron fireplace and dark oak beams. Downstairs shower room. Stairs rise to the first floor to the spacious sitting room to the left with stone built inglenook fireplace, log burner and further oak beams. A good sized double bedroom is opposite the sitting room and between sits a small library/office

space. Stairs to the second floor landing comprising three further bedrooms, the master with ensuite bathroom, built in wardrobes and family bathroom all with countryside views.

OUTSIDE

To the front is a shared courtyard with ample parking, double floor garage, to the left of the garage is a small private garden which borders the river Culm and wooden foot bridge give access to the paddocks currently divided into 6. Adjoining the paddocks is the horse yard with water and electricity connected, ample parking for vehicles and trailers, a tack room, a snug sheltered viewing room and a substantial stabling block able to support all size horses, including a foaling stable. Menage opposite the stables measuring 20m x 40m resurfaced in 2023. Approximately 5 acres.

VIEWINGS

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

SERVICES

Mains water, electricity. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage limited inside with Vodafone Ofcom).

DIRECTIONS

From the centre of Wellington, proceed along South Street into Pyles Thorne and continue to the A38. Straight over towards Ford Street and continue all the way to the top of the hill. At the junction, go straight across toward Clayhidon.



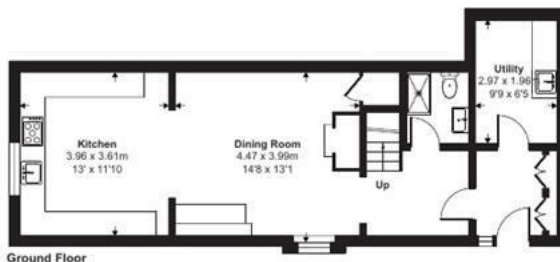
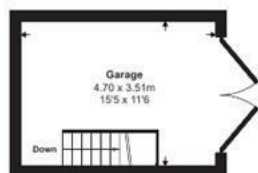
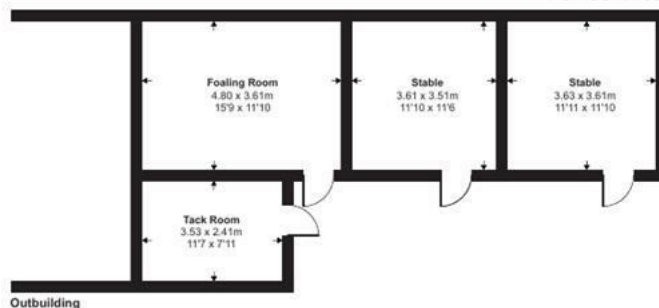
Approximate Area = 2079 sq ft / 193.1 sq m

Garage = 178 sq ft / 16.5 sq m

Outbuilding = 598 sq ft / 55.6 sq m

Total = 2855 sq ft / 265.2 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). © nitchecom 2024.
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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.



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