



Longbrook Farm



Longbrook Farm

Ford Street, Wellington, Somerset TA21 9NY

Wellington 2.5 miles | Taunton 8 miles | M5 (J26) 2 miles

A 3 bed detached house with outbuildings, stables and land situated on the lower slopes of the Blackdown Hills

- Rural yet Accessible Location
- Three Bedrooms
- Kitchen & Utility
- 6 Stables & a Range of Outbuildings
- Freehold
- Far Reaching Views
- Family Bathroom and Shower Room
- Sitting Room & Dining Room
- In Total 6.4 Acres
- Council Tax Band G

Offers In The Region Of

£300,000

SITUATION

Longbrook Farm occupies an enviable location on the edge of the small hamlet of Briscoe which lies on the lower slopes of the Blackdown Hills, designated an Area of Outstanding Natural Beauty, between Ford Street and Monument Hill. Wellington is within 2.5 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, just 2 miles away. The County Town of Taunton is within 8 miles where an even greater selection of facilities can be found together with a main line rail link to London Paddington.

DESCRIPTION

Our vendor has lovingly brought Longbrook Farm back from a state of disrepair to a beautiful detached family home in a stunning location. Internally, the major works have been carried out and there are an element of works that will still need doing, but giving the new owner the chance to finish it off to their own design and at their leisure. The house comprises a kitchen, utility room, spacious entrance hallway and large sitting room with dining area and a separate shower room on the ground floor. On the first floor are 3 bedrooms, all a good size, and a family bathroom. Outside is a large garden area, laid to lawn and there are a range of barns and stable block which now require maintenance. There are 4 fields and in total the property extends to 6.4 acres.



ACCOMMODATION

The double glazed double doors open into the spacious entrance hallway with partially laid wooden flooring, access to all rooms, stairs to first floor and door to ground floor shower room with enclosed shower cubicle, high level traditional style WC, wash basin and heated towel rail. The kitchen is fitted with a range of base units with integrated fridge and dishwasher with wooden worksurfaces over with inset sink with mixer tap. There is a gas range cooker set into the recess, door to pantry with shelving, space for table and chairs and windows overlooking the garden and grounds. The utility has space for washing machine and houses the boiler and fuse box and there is a door to outside. The sitting room is a good size with impressive inglenook fireplace with wood burner and windows with views towards the Wellington Monument. There is a beamed ceiling and wooden flooring which extends into the dining room with dual aspect windows and double doors to outside.

On the first floor there are 3 bedrooms with the master bedroom having dual aspect windows and hatch to loft space. The family bathroom comprises a bath, WC, wash basin and large airing cupboard.

OUTSIDE

The property is approached off the lane via a private driveway which leads to the parking area and further to the barns and stables. To the rear of the house is an area of gravelled garden. Beyond the parking area is a small orchard with fruit trees. There is a large stable block with 6 stables, 2 traditional part stone barns and a further open fronted barn. All of the outbuildings are in some need of repair. There are 4 fields, the top field having a small copse, with mature treelined hedges with fencing along one boundary. The large bottom field extends down towards the lane with a number of mature trees and separate access. In total the land extends to 6.4 acres.

SERVICES

Mains electricity and water. LPG central heating, wood burning stove, septic tank (not tested). This property has the benefit of standard broadband (Ofcom). Mobile coverage limited inside and outside with EE, Three, Vodafone & O2 (Ofcom).

DIRECTIONS

From Wellington head south to Ford Street and at the telephone box fork right. Follow this lane for approximately 0.25 of a mile and turn left up the lane next to Bidlands Cottage. follow the lane up the hill and Longbrook Farm can be found on the left hand side

DISCLAIMER

No survey has been carried out on this property. Some outbuildings may contain asbestos.

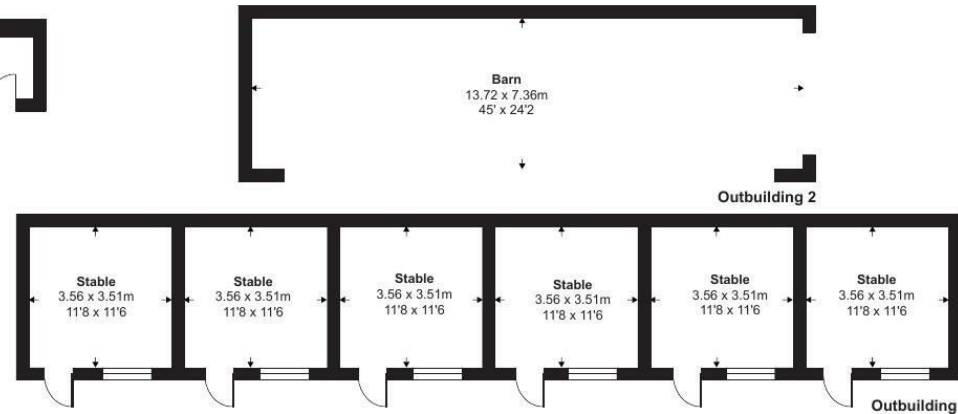
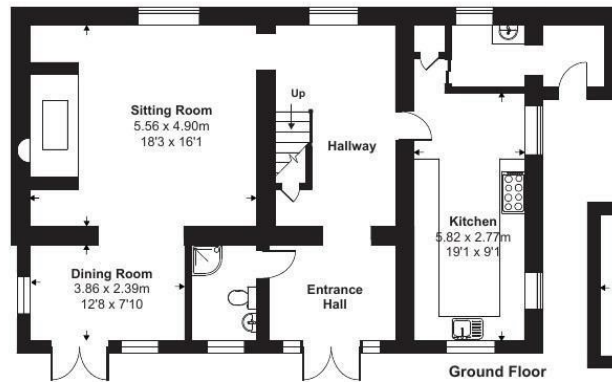
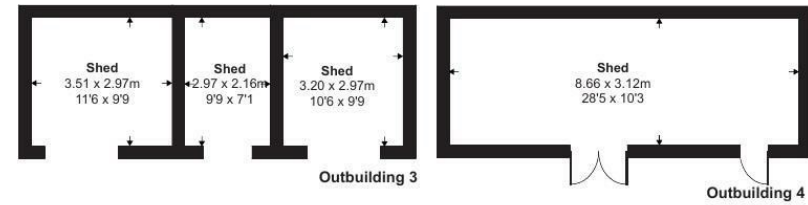
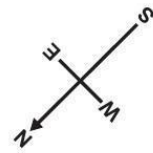
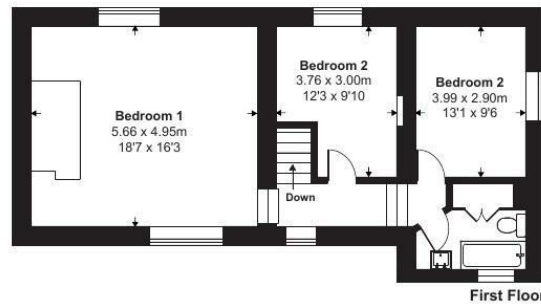
VIEWINGS

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



Approximate Area = 1757 sq ft / 163.2 sq m
 Outbuilding = 2029 sq ft / 188.4 sq m
 Total = 3786 sq ft / 351.7 sq m
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1187579

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		
(69-80)	C		
(54-68)	D		65
(39-54)	E		
(21-38)	F	20	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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