



Ridge Farm



Wellington 3.5 miles | Taunton 9 miles | M5 (J27) 6.3 miles

**A three/four bedroom semi detached property with outbuildings, paddock and rural views. In total 2.24 acres.**

- Three/Four Bedrooms
- 2 En Suites & Family Bathroom
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Established Gardens & Outbuildings
- Paddock
- No Onward Chain
- Freehold
- Council Tax B

**Guide Price £625,000**

### SITUATION

Greenham is a small hamlet with a range of mainly period properties, situated within five miles of Wellington. Wellington provides a good range of shopping and leisure facilities. The area affords exceptional schooling for all ages with a village school in Holcombe Rogus which feeds directly into Uffculme School which has an excellent reputation. For independent schools Wellington School and Blundells are within easy reach. Greenham provides easy access to beautiful rolling countryside but remains very accessible to the M5 with junctions 26 and 27 being nearby. The County Town of Taunton is eleven miles. There are regular rail services from Tiverton Parkway and Taunton to London Paddington in under two hours.

### DESCRIPTION

The property is a semi-detached house being just over half of the original farmhouse of Ridge Farm, set in a rural location with countryside views. The accommodation consists of an entrance hall, kitchen/breakfast room, sitting room, study, dining room and cloakroom on the ground floor. To the first floor are three bedrooms, two en suites and a family bathroom. Outside there are established gardens with views, two stables and a range of outbuildings; further up the lane is the paddock. The property is being offered for sale with no onward chain.

### ACCOMMODATION

Part glazed front door to entrance hallway with doors to all rooms. Cloakroom with low level W.C. and wash hand basin. Study/Bedroom with wash hand basin. Kitchen/Breakfast Room with a range of wooden fronted cupboards with work surfaces, one and half bowl sink unit, built in electric oven and gas hob with extractor fan over and vaulted ceiling with two velux windows. Sitting Room is a lovely room overlooking the garden with rural views facing South and West, fireplace with wood burning stove and French doors to terrace. Dining Room, another spacious room with Adam style open fireplace, French doors to terrace and door to lobby with Victorian tiled floor and door leading to back garden.

To the first floor are three bedrooms all overlooking the garden with rural views. Bedroom one has built in wardrobes with en suite bathroom. Bedroom two has an en suite bathroom. Bedroom three has a range of built in wardrobes and dressing table. The family bathroom comprises coloured suite of panelled bath with electric shower over, pedestal wash basin and WC.

### OUTSIDE

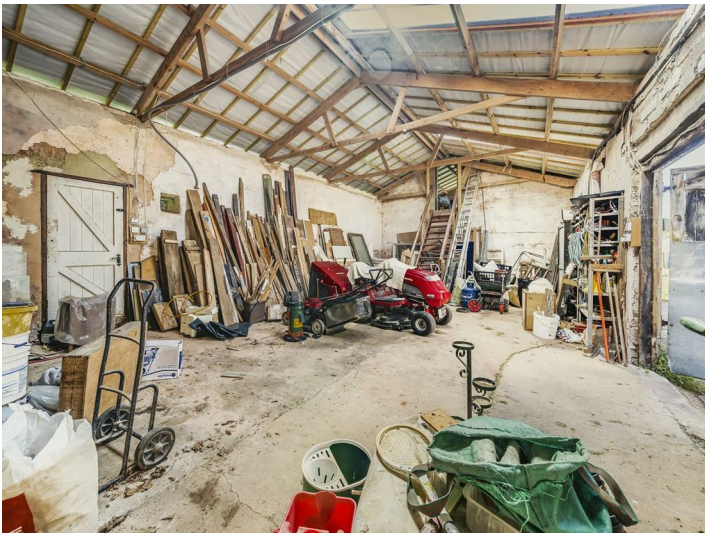
A track gives access to a small parking area on the North West side of the house and a wooden gate provides access to the concrete drive. This continues along the side of the house for further parking which gives access to the rear garden and stables. To the rear is a pretty terrace/veranda which enjoys the views over the garden and beyond. The garden is mainly laid to lawn with herbaceous shrub borders and ornamental pond. Beyond the barn the garden widens out into a larger lawned area with shrub borders and greenhouse. A short distance from the house is a useful dairy/utility room which is attached to one end of the barn. This has a sink and plumbing for washing machine, space for fridge and water filter. Attached to this building is the barn which currently houses a raised internal exercise water pool( requiring some updating), and a shower room with WC and wash basin. Beyond this is a workshop/store and two stables. House garden and paddock extends to 0.6 of an acre. Further up is an additional paddock of 1.64 acres. In total 2.24 acres.

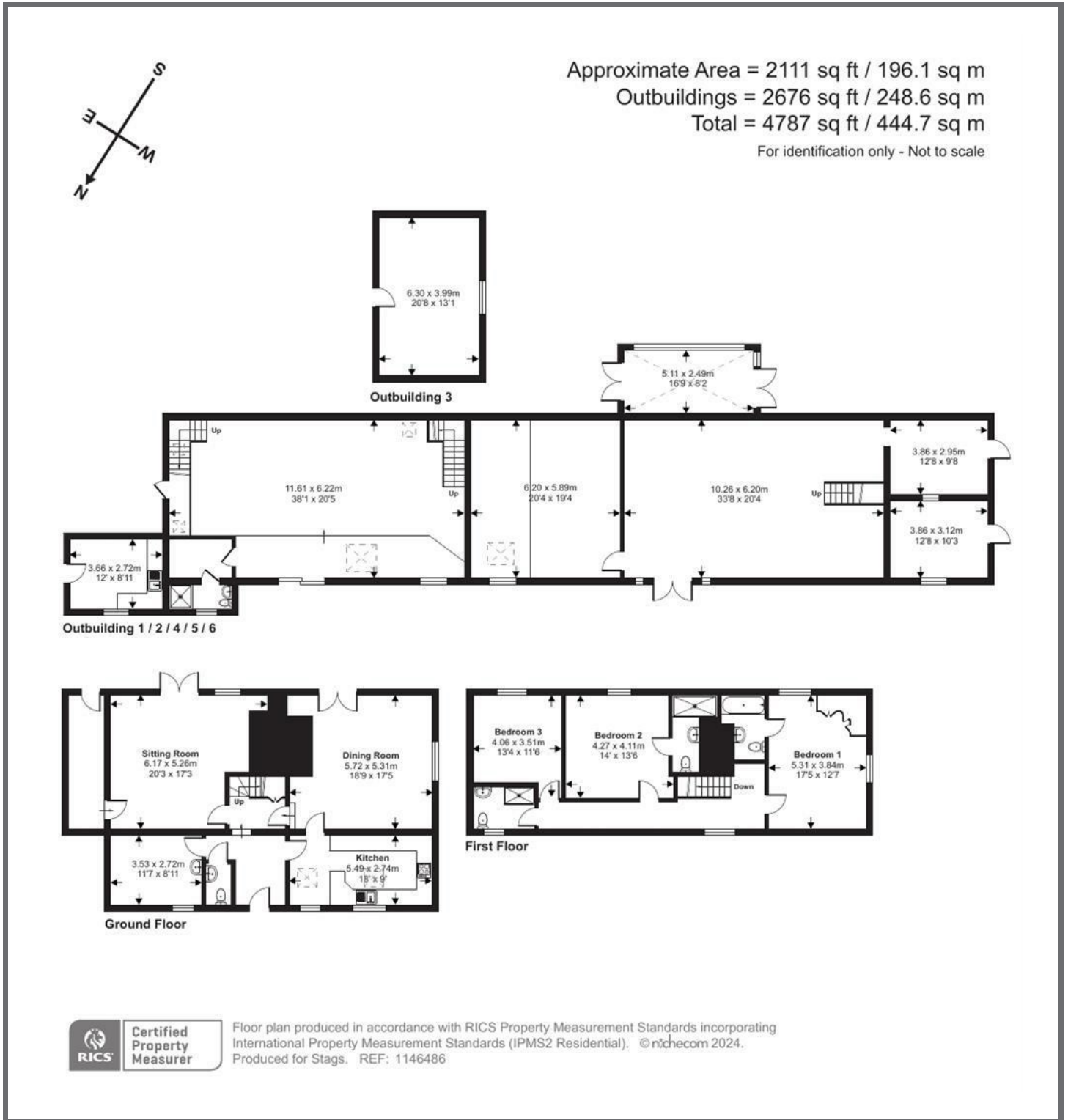
### SERVICES

Oil fired heating, mains electricity. Private drainage - untested and water. This property has the benefit of standard broadband (Ofcom), Mobile coverage limited inside and outside with EE, Three, O2, and Vodafone (Ofcom). Viewings are strictly through the vendors selling agents, Stags of Wellington. Solar panels on the barn.

### DIRECTIONS

From the A38 heading towards Tiverton, turn right opposite the Beambridge Inn, Continue up the hill and go straight over at the cross road, proceed taking the next turning on the left where the property will be found after a short distance.





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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher scoring coats			
England & Wales			
EU Directive 2002/91/EC			

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