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Brimstone Barn





### SITUATION

Brimstone Barn is situated on the edge of the hamlet of Pleamore Cross, close to Sampford Moor with its popular public house. The hamlet is a short drive from the town of Wellington where an excellent range of shopping, recreational and scholastic facilities can be found. The M5 motorway is readily accessible within 3 miles of the property and Tiverton Parkway Station is within easy reach, just a 15 minute drive from the property. The County Town of Taunton is within 9 miles where an even greater selection of facilities can be found together with another main line rail link to London Paddington.

### DESCRIPTION

A lovely character converted barn, with views, comprising a sitting room, kitchen/diner, utility, wet room and office/bedroom 5. On the first floor are 4 bedrooms, one with en-suite and a family bathroom. The property boast underfloor heating to the ground floor, a heat recovery system with a central vacuum cleaner. To the outside of the property are outbuildings, a garden and a paddock.

### ACCOMMODATION

Through the part glazed front door into the entrance hall with stairs rising to the first floor, tiled flooring, feature beamed ceiling and under stairs storage cupboard. Sitting room is a dual aspect room with beamed ceiling, tiled floor and inglenook fireplace with log burner, hearth and exposed stonework. Kitchen/dining room with 2 large windows to the front, tiled flooring and exposed beams. The kitchen comprises wall and base units, granite work surface's with inset 1 and half bowl sink, central breakfast island, space for Range cooker, space for American fridge and space for dishwasher. Door to utility with plumbing and space for washing machine and tumble dryer, storage cupboard, stable door to the front and tiled floor. Wet room with low level WC and pedestal wash hand basin. Office/Bedroom 5 with tiled floor, windows to the front and side.

The first floor landing is double aspect with a galleried landing and hatch to the loft. Bedroom 4 with double glazed window to the side.

Bathroom with a white suite comprising a panelled bath, vanity wash hand unit, low level WC and double glazed window to the front. Bedroom 3 and 2 with double glazed windows to the front with views. Bedroom 1 with window to the side built in wardrobes and door leading to the en-suite with low level WC, shower cubicle, vanity unit with wash hand basin, window to the front and a tiled floor.

### OUTSIDE

To the outside of the property is a paved patio ideal for entertaining with the added benefit of a pizza oven. The garden is mainly laid to lawn with mature flower and shrub borders enclosed by hedging and fencing. There are a range of useful outbuildings and garage as well as a further paddock bordered by hedging. The garden and paddock total to 1.38 acres.

### SERVICES

Mains water and electricity. Private drainage. Oil fired boiler for heating, Solar PV panels. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage limited inside and likely outside with EE, Three, 02, and Vodafone (Ofcom).

### VIEWINGS

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

### DIRECTIONS

From Wellington town centre head towards Rockwell Green and continue passed through the traffic lights. At Golden Hill Pet Supplies, turn left onto Bagley Road and follow the road to the end. Turn right onto the A38 and immediately right into Pleamore Cross. Follow along the road and at the crossroads, take the right hand turn where Brimstone Barn will be seen immediately on the right.

Wellington 2.3 miles / M5 (J26) 3.7 miles / Taunton 7.6 miles

## A characterful 4/5 bedroom converted barn situated in a small hamlet with views

- Four Bedrooms
- Character Property
- Sitting Room
- Kitchen/Dining Room
- Office/Bedroom 5
- Utility
- Garden & Paddock Totalling 1.38 Acres
- Outbuildings
- Council Tax Band C
- Freehold

Guide Price £750,000









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		
(92-100) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(43-54) E		
(31-42) F		
(21-30) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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