



Lippingcotts



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Sampford Arundel, Wellington, TA21 9QX

Wellington 2 miles, Taunton 9 miles (Paddington from 107 minutes), Tiverton 14 miles

A four/five bed barn conversion with various outbuilding set within just over 1.6 acres, offered for sale with no onward chain.

- Four/Five Bedrooms
- Kitchen/Breakfast Room & Utility
- Study & Office/Bedroom 5
- Just over 1.6 Acres & Parking
- Council Tax Band F
- Two En Suite & Family Bathroom
- Lounge/Dining Room & Garden Room
- Various Outbuildings
- No Onwards Chain
- Freehold

Guide Price £785,000

SITUATION

Located close to the Somerset/Devon border and within 5 miles of Junction 27 of the M5 and Tiverton Parkway railway station which provides a mainline rail link into London Paddington. Wellington is within 4 miles where an excellent range of shopping, recreational and scholastic facilities can be found. The County Town of Taunton is within 11 miles of the property and the University City of Exeter 25 miles. Just one mile from the property is The Blue Ball pub in Sampford Moor. From the property there is off road walking and riding with bridleways leading to Culmstock Beacon and Sampford Moor.

DESCRIPTION

Lippincott's is situated in a fine rural yet accessible location set within attractive gardens and grounds of 1.68 acres, offered for sale with no onward chain. The property comprises of an entrance hall, lounge/dining room, office/bedroom 5, cloakroom, kitchen/breakfast room, utility and garden room. To the first floor are four double bedrooms with two en suites, family bathroom and a study. Outside established gardens and multiple outbuildings offer further potential to develop subject to necessary consents.



ACCOMMODATION

Front door into the light and airy entrance hall with slate flooring which extends throughout the ground floor and stairs rising to the first floor. Door to the spacious lounge/dining room with stone fireplace, log burner and dual aspect with double doors to the garden room. Garden room with dual bi folding doors, stone flooring, underfloor heating and large window overlooking the garden. Office/bedroom 5 with dual aspect. Inner lobby with Velux window, window to front and cloakroom with w.c and wash hand basin. Kitchen/breakfast room with a range of hand built wall and base units, oak work surfaces over, integrated dishwasher, space for fridge/freezer, space for range cooker with extractor fan over, sink, vaulted ceilings with beams and French doors opening out to the rear garden. Door to utility with matching wall and base units, space for washing machine and Belfast sink.

To the first floor landing are built in cupboards, Oak flooring which extends throughout the first floor and steps leading up into the study with dual aspect. Master bedroom with dual aspect, built in wardrobes and ensuite bathroom with separate shower cubicle, double sink vanity unit and w.c. Bedroom two is a double with window to side aspect and en suite shower room with wash hand basin and w.c. Bedroom three with built in wardrobes and dual aspect. Bedroom four with window to rear and built in wardrobes. Family bathroom with shower over, wash hand basin and w.c.

OUTSIDE

Outside, the South facing garden is mainly laid to lawn with well stocked flower and shrub borders and various outbuildings; a large workshop, potting shed & boiler room, a two storey carport with storage and spacious games room above and an orangery with peach trees. There are a number of raised vegetable beds and a polytunnel as well as a large pond and paddock. In total, the garden and grounds extend to just over 1.6 acres.

SERVICES

Mains electricity. Private water - borehole and filtration system. Ground source heat pumps. Underfloor heating in garden room, hall and master bedroom. Solar panels - heating & water. This property has the benefit of standard broadband(Ofcom). The current owner uses EE phone mast. Mobile coverage available limited inside & likely outside O2, EE, Three and Vodafone (Ofcom). The current owner uses EE & Three.

VIEWINGS

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

DIRECTIONS

From Wellington, follow the A38 bypass in an westerly direction towards Exeter. Just before the Perry Elm Roundabout, turn left signposted Wrangway and Sampford Moor and continue through Sampford Moor passing the Blue Bull Pub on the left. Head out of the village, over the motorway bridge and continue round a sharp left hand corner where the property will be found after a short distance on the left hand side, over the cattle grid.



Approximate Area = 3005 sq ft / 279.1 sq m
 Outbuildings = 2802 sq ft / 260.3 sq m
 Total = 5807 sq ft / 539.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Stags. REF: 1285683

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	77	77
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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