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Woodgate Barn





M5 (J27)/Tiverton Parkway Station 4 miles  
Uffculme 3.5 miles Wellington 5 miles

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A delightful barn conversion, full of character and charm in a rural hamlet close to Culmstock

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- Three Double Bedrooms
- Family Bathroom & En-Suite
- Sitting Room
- Kitchen/Dining Room
- Utility and Shower Room
- Triple Garage/Car Port
- CASH BUYERS ONLY

Guide Price £465,000



### SITUATION

Woodgate Barn is situated in a rural yet accessible location close to the Devon/Somerset border. It lies within the hamlet of Woodgate on the edge of the Blackdown Hills. The property is also within easy walking distance of Culmstock Beacon. The village of Culmstock is within 0.75 miles offering a good range of local amenities including church, village store, petrol station, public house and primary school which feeds into the well-regarded secondary school at Uffculme.

### DESCRIPTION

A delightful barn conversion, full of character and charm, located in this rural hamlet just a short walk to Culmstock Beacon and approximately 1 mile from the village of Culmstock. The accommodation consists of three double bedrooms with the master ensuite and a family bathroom. On the ground floor there is a sitting room and kitchen/diner, utility and shower room. Outside there are landscaped gardens, a triple garage/car port. The property also benefits from oil fired underfloor heating on the ground floor. Internal inspection is highly recommended.

### ACCOMMODATION

Double glazed front door leads to entrance hall with recess for hanging coats etc, further storage cupboard, flagstone floor and exposed timbers. The sitting room is a light and airy room with continuation of the flagstone floor, fireplace with exposed stone work, brick hearth and beam over. There is a triple aspect with large picture window to front. The kitchen/diner comprises a range of handmade units with wooden worktops, double ceramic sink with mixer tap, space for cooker, space and plumbing for dishwasher, exposed beams, continuation of flagstone floor and large picture window to the front. To complement the ground floor there is also a utility with wall and base units

with wooden work surfaces, one and half bowl sink unit, plumbing for washing machine or dishwasher, continuation of flooring, stable door to rear and a door to the downstairs shower room with WC and wash basin.

On the first floor is a spacious landing with seating area, exposed timber and window overlooking the garden. There are three double bedrooms all with part vaulted ceilings with exposed timbers giving a sense of space and all with exposed wooden floors. The master bedroom has an ensuite shower room with pedestal wash hand basin, low level WC. The family bathroom is a good size with claw foot bath, low level WC, vanity unit with inset wash hand basin, part paneled walls, exposed beams and window to front.

### OUTSIDE

Woodgate Barn is approached via a shared drive with double wooden gates giving access to the property with an area of hard standing providing parking for several cars and access to the triple garage/carport. The gardens have been cleverly landscaped to provide various raised beds/vegetable plots and an area of lawn with various flower borders.

### VIEWING

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

### SERVICES

Mains water and electric, Private drainage. Oil heating.

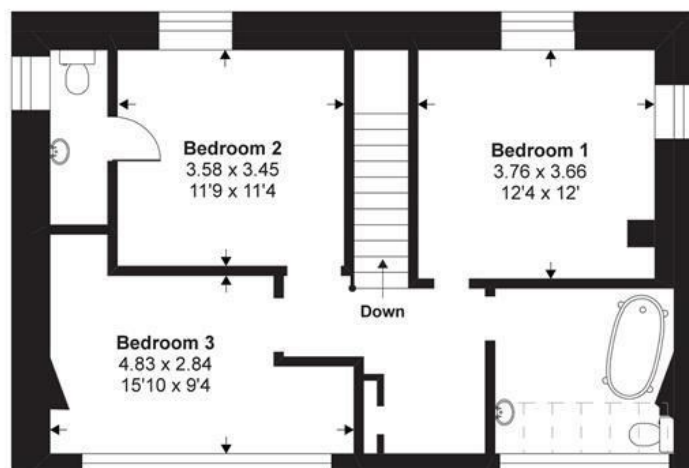
### DIRECTIONS

From the village of Nicholashayne, in the middle of the village fork left signposted Woodgate and Beacon. Proceed for approximately 0.6 miles going straight over at Beacons Cross to Woodgate Cross and bear right whereupon the entrance to Woodgate Barn will be seen on your right hand side.

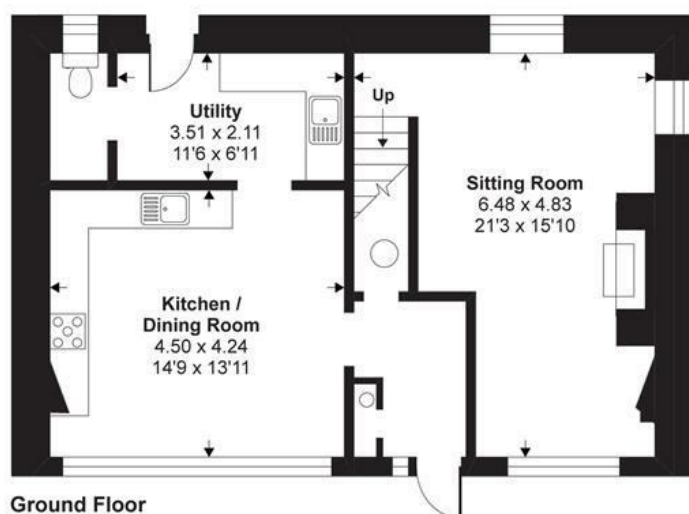




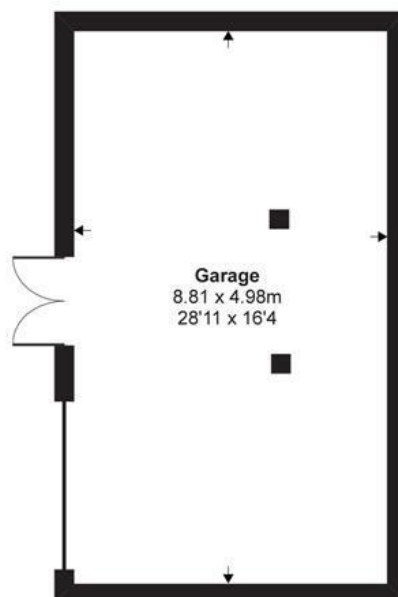
Approx. Gross Internal Floor Area  
166.3 Sq Metres 1791 Sq Ft (Excludes Restricted Head Height & Includes Garage)



First Floor



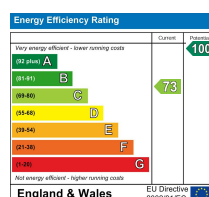
Ground Floor



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.

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