



Coombelands





# Coombelands

Bathelton, Taunton, Somerset, TA4 2BG

Wellington 9.7 miles Wiveliscombe 5 miles Taunton 16 Miles

An individually contemporary barn conversion offering spacious accommodation with a substantial tithe barn and paddock; in total, the plot extends to 3.75 acres.

- Quiet rural location
- Four En Suites & Shower Room
- Study/Playroom & Utility
- Tithe Barn
- Freehold
- Four/Five spacious double bedrooms
- Large open plan living rooms/Kitchens
- Established Gardens
- Paddock, Set in 3.75 Acres in total
- Council Tax G

Guide Price £1,175,000

## SITUATION

Situated in a rural location between the villages of Waterrow and Bathelton, Wiveliscombe is within 4.5 miles and offers an excellent range of facilities including schools, shops, a doctor's surgery, and local pubs. The County Town of Taunton is approximately 15 miles from the property and offers a larger selection of shopping, recreational, and scholastic facilities, along with a mainline railway link to London Paddington. The M5 motorway is also readily accessible on the outskirts of Wellington, which is approximately 12 miles away. Bampton and Tiverton are also within easy reach, along with Tiverton Parkway railway station offering direct access to the rest of the country.

## DESCRIPTION

An individual and contemporary barn conversion which has been finished to a high standard, offering flexible accommodation. Part of the barn is of traditional Quantock stone construction under a slated roof, and a more modern steel-framed addition under a zinc roof with Cedral zero maintenance cladding. The property has a light and airy feel, taking advantage of the rural views. It has an open-plan layout and benefits from high levels of insulation, making it cost-effective to run.





## ACCOMMODATION

The accommodation comprises a central entrance hall with stairs rising to the first floor. On either side are two spacious bedrooms, both with luxury ensembles. Complementing this floor is a further shower room and a study/playroom. The kitchen/living/dining room is a particular feature of the property and spans the width of the house with an abundance of glass, again taking advantage of the rural views, with a high vaulted ceiling. The kitchen is bespoke and fitted with a range of two-tone contemporary units with granite and quartz work surfaces and a large central island. Inset sink unit with Quooker hot tap, twin Neff oven, coffee machine, microwave, integrated dishwasher, fridge, and freezer. Off the kitchen is a useful well-equipped utility. A patio extends around the kitchen/living area making it ideal for entertaining, perfect for inside/outside living. On the first floor are three further bedrooms, two benefiting from ensembles.

## OUTSIDE

The property can be accessed on either side. To the west are cast iron electric gates which give access to paved parking for several cars. Steps lead up to the rear of the property where there is a good-size patio which wraps around the property. The gardens are mainly laid to lawn, contained within park-like fencing creating an open feel. To the east is a further area of parking, with planning consent for further outbuildings. Opposite this is the tithe barn, believed to be 300 years old and offers flexibility for a range of uses. The land adjoins the north and is gently sloping, contained within natural hedgerow and extends to 3.75 acres in total. There is a footpath over the land; please ask the agent for further details.

## SERVICES

Borehole private water, mains electric, sewerage treatment plant, and oil-fired central heating.

## VIEWINGS

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

## DIRECTIONS

Please note Sat Nav will send you through the lanes, but if you follow these directions, the route will be more straightforward - From Taunton take the B3227 towards Wiveliscombe and continue through the traffic lights in the center of the town. After approximately 3 miles, the village of Waterrow will be found. Having passed the Rock Inn public house, continue along the main road and onto Venn Cross. At Venn Cross, turn left signposted to Clayhanger and proceed along this road for approximately 400 meters, ignoring the turning right to Clayhanger. Take the next turning left signposted to Hele Farm and Beer Farm and continue along this lane, down the hill and turn right towards Hele Farm. Continue where the property will be found on the right-hand side.

## WHAT.3.WORDS

elbowing.voltages.strapped





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                                 |  | 80                      | 83        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) 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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Approximate Gross Internal Area = 331.5 sq m / 3568 sq ft  
Outbuilding = 139.2 sq m / 1498 sq ft  
Total = 470.7 sq m / 5066 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1054544)