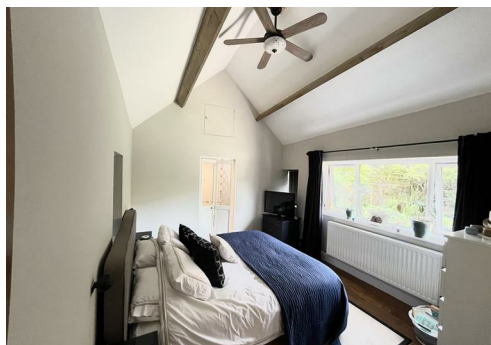




Westford Barn



Wellington 1.5 miles | M5 (J26) 3 miles |
Taunton 9 miles

A characterful 3 bedroom barn conversion situated close to Wellington.

- Detached barn conversion
- Three bedrooms
- Kitchen
- Sitting room/dining room
- Family bathroom & En-suite
- Front and rear garden
- Garage and summerhouse
- Off road parking
- Council Tax Band E
- Freehold

Guide Price £499,950



SITUATION

Located on the western fringes of Wellington, Westford Barn enjoys a peaceful, semi-rural setting. Local village stores are less than half a mile away, while Wellington town centre is approximately 1.5 miles distant. The motorway is easily accessible on the eastern side of the town, and Taunton lies just 7 miles beyond.

DESCRIPTION

Westford Barn is a converted sheep barn, offering a wealth of character and charm. The accommodation includes a spacious sitting/dining room with vaulted ceiling and log burner, a kitchen, three bedrooms, a principal en-suite, and a family bathroom. Outside are established gardens, garage/outbuilding.

ACCOMMODATION

A part-glazed entrance door opens into the entrance hall, with a further part-glazed door to the rear. The spacious sitting/dining room features a vaulted, beamed ceiling, wooden flooring and a log burner, with double French doors opening onto the garden and complemented by wooden plantation shutters. The kitchen, also fitted with wooden plantation shutters, comprises a range of wall and base units with work surfaces over, a composite one-and-a-half bowl sink with drainer and mixer tap, an integrated double oven with hob and extractor above, a built-in dishwasher and washing machine, and space for a large American-style fridge/freezer. There is also a window to the front and an airing cupboard housing the wall-mounted boiler. An inner hallway with a window to the rear provides access to all bedrooms. Bedroom one is a double room featuring exposed beams, a vaulted ceiling and a colonial ceiling fan it benefits from a double-glazed window to the front, and a door leading to the en-suite, which is fitted with tiled flooring, a large walk-in shower, low-level WC, vanity

washbasin with cupboard storage and a heated towel rail. Bedroom two overlooks the garden and benefits from a loft access hatch for additional storage. Bedroom three also features a window overlooking the garden. The family bathroom comprises a white suite including a bath with mixer tap and shower over, pedestal wash hand basin, low-level WC, towel rail, tiled walls and a window to the front.

OUTSIDE

The property is accessed through a wooden gate and steps leading to a low-maintenance front garden. Enclosed by a low-level wall for added privacy, the garden includes a well-stocked fish pond. To the rear, a gravelled terrace provides an excellent space for outdoor dining. A pathway leads up to a gated driveway with parking for three to four vehicles, alongside a large single garage fitted with an electric roller door. To the rear of the garage is a separate storage area with independent access, currently used as a home office. Beyond this, a lawned area leads to an insulated summerhouse, currently used as an additional office and home gym.

SERVICES

All mains services. Mobile coverage is good outdoor with EE and Three and good outdoor and in-home with O2 and Vodafone (Ofcom). This property benefits from superfast broadband (Ofcom).

VIEWINGS

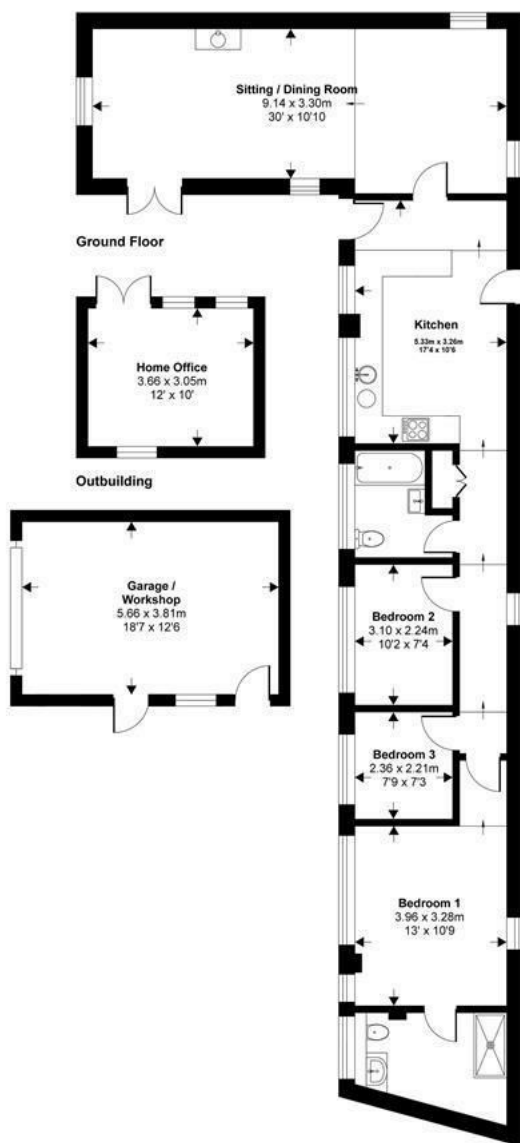
Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

DIRECTIONS

From our office head along Fore Street and continue along this road proceeding through Mantle Street and at the traffic lights at the centre of Rockwell Green turn right. Continue for about half a mile turning left over the railway bridge continue for a short distance where the property will be found on the right hand side.



Approximate Area = 1294 sq ft / 120.2 sq m (includes garage)
 Outbuilding = 120 sq ft / 11.1 sq m
 Total = 1414 sq ft / 131.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Stags. REF: 635806

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		83
(81-91) B		
(69-80) C		55
(55-68) D		
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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