



Vulcan Kennels & Downpix



# Vulcan Kennels & Downpix

Houndsmoor, Milverton, Taunton, Somerset TA4 1QD

Taunton 8 Miles, Wellington 5 Miles.

**A detached period property with former business premises and two bedroom apartment with gardens and paddock.**

- Three/Four Bedroom Detached House
- Flexible Accommodation
- Range Of Kennels Now Requiring Updating
- Gardens & Paddock
- Freehold
- Two Bedroom Apartment
- Former Business Premises
- Double Garage & Single Garage
- Rural Location
- Council Tax F & B

**Guide Price £675,000**

## **SITUATION**

Milverton benefits from an excellent range of facilities including village stores, primary school, church and village hall. Wellington is approximately 5 miles distant with a Waitrose store and a good selection of shopping, recreational and scholastic facilities, in both state and private sector. The County Town of Taunton is approximately 8 miles from the property, offering a vast range of high street and independent shops, sporting facilities and exceptional schooling. Both Taunton and Wellington offer easy communication links to the M5 at junctions 25 and 26, as well as the mainline railway station at Taunton with regular links to London Paddington in approximately 2 hours.



## DOWNPIX

Downpix, a detached four bedroom property with cloakroom, sitting room, dining room, kitchen and a family bathroom.

Front door into then entrance hall, cloakroom with w.c and wash hand basin, stairs rising to the first floor and door into the sitting room. Sitting room with dual aspect and fireplace. Dining room also with dual aspect and fireplace, with door into the kitchen with a range of wall and base units with work surfaces over, stainless steel sink unit with drainer, oven, fridge, Aga, triple aspect and rear porch to the garden. Across the hall is a further room currently set up as Bedroom four but could be a reception room with dual aspect again. First floor landing with window, bedroom 1 & 2 are both spacious doubles with built in wardrobes and dual aspect. Bedroom 3 is located at the rear of the property with window overlooking the garden and cupboard. Family bathroom with bath,, w.c and wash hand basin.

## VULCAN KENNELS

The Vulcan Kennels was a former business premises to the ground floor with kitchen and a two bedroom apartment to the first floor.

Ground floor with kennel kitchen, grooming room, dogs bathroom.

Steps lead up to the entrance porch with door into the kitchen/dining with access into sitting room with dual aspect with French doors leading out onto the balcony, with further steps leading down. Doors to two bedrooms with built in wardrobes and bathroom with w,c, wash hand basin and a built in storage cupboard.

## OUTSIDE

To the outside is a double garage and single garage with Balcony above attached to The Vulcan Kennels. There are gardens and separate paddock with lane, ,various sheds, outbuilding now requiring updating and formally over 20 former kennels. Off-road parking area at the front of Vulcan Kennels

## SERVICES

Mains electric, water, private drainage. Downpix - Septic tank un-tested, oil fired heating. Vulcan Kennels - Electric heating. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage limited inside with EE, Vodafone and likely outside with EE, Three O2, and Vodafone (Ofcom). Spray foam - Downpix.

## VIEWINGS

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

## DIRECTIONS

From Wellington head North on the B3187 and continue towards Milverton turning right at the school into Huntash lane. Follow the road to the T-junction bear right and then immediately left. Continue along the lane where the property will be found on the left hand side.

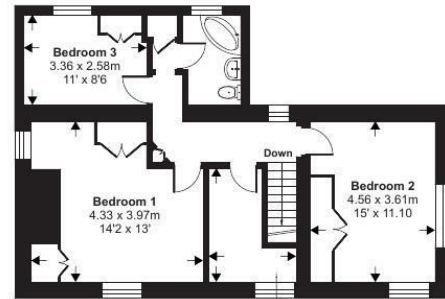


Approximate Area = 2703 sq ft / 251.1 sq m

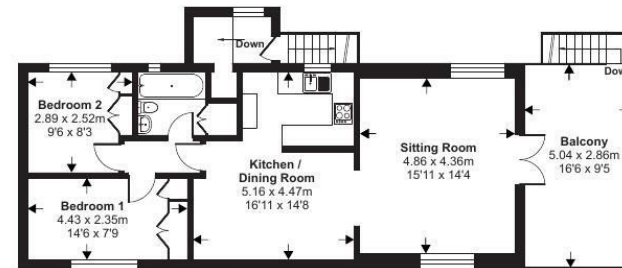
Garages = 400 sq ft / 37.1 sq m

Total = 3103 sq ft / 288.3 sq m

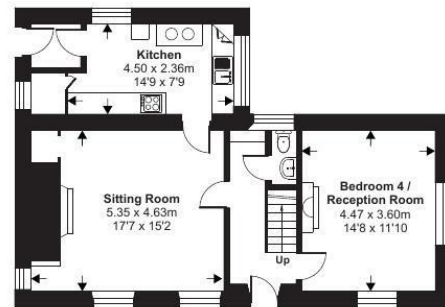
For identification only - Not to scale



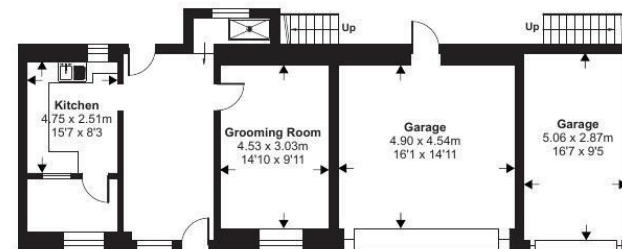
Downpix First Floor



Vulcan Kennels First Floor



Downpix Ground Floor



Vulcan Kennels Ground Floor

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Stags. REF: 1291001

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(54-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	41	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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