Valley View

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Valley View,

Ashbrittle, Wellington, , TA21 0HX

Wiveliscombe 5 miles, Wellington 8.5 miles

A superb contemporary architect designed barn conversion with impressive reception space situated in a stunning rural position with wonderful views, two and a half acres, stables and garaging and a further twenty five acres available by separate negotiation.

- Recently completed barn conversion
- Vaulted sitting room with fireplace
- Open plan kitchen/breakfast room
- Ground floor annexe with en-suite
- Wonderful views - further 25 acres available
- Contemporary architectural design
- Dining room and study
- Five bedrooms, master en-suite
- Two and a half acres of grounds
- Council Tax band, Freehold

Offers In Excess Of £1,000,000

Stags Taunton

5 Hammet Street, Taunton, TA1 1RZ

01823 256625 | taunton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

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@StagsProperty

SITUATION

Valley View is situated in a wonderful position with far reaching 180 degree views over an attractive valley looking towards the Somerset/Mid Devon border. The village of Ashbrittle is only 1.7 miles from the property and the larger village of Appley is 3.2 miles and has a primary school, village store and the popular Globe Inn.

The town of Wiveliscombe is within 5 miles and provides a good range of schooling, shops, pubs and restaurants. Wellington is approximately 8.5 miles away and offers a Waitrose supermarket and access to the M5 motorway at junction 26 whilst the County Town of Taunton is 15 miles away and has rail services to London Paddington.

The Blackdowns, Brendon and Quantock Hills as well as Exmoor National Park are all within a short distance and provide spectacular scenery and excellent, walking, riding and fishing whilst the rugged North Devon coastline is also within easy reach

DESCRIPTION

Valley View is an impressive contemporary, architect designed barn conversion which has recently been completed and finished to exceptionally high specifications. The accommodation extends to approximately 3200ft2 and includes a proportioned accommodation over two floors.

ADDITIONAL LAND

We have been informed that there is an additional 25 acres available by separate negotiation. For further information please contact the agent.

ACCOMMODATION

The accommodation includes reception hall with bespoke oak and glass staircase leading to the first floor and engineered oak flooring.

The sitting room is an impressive room with vaulted ceiling, galleried first floor landing, huge picture windows with double doors opening onto a terrace, fireplace, door through to bedroom 5/study which is a good size and door through to the kitchen/dining/family room; this open plan room includes a bespoke, hand made, painted kitchen which includes a range of integrated appliances including coffee machine, microwave, central island unit with breakfast bar sink, wine fridge and dishwasher, space for fridge/freezer, range cooker with extractor hood over and engineered oak flooring. A huge picture window with double doors opening out onto the terrace at the front of the house which enjoys wonderful views over the surrounding countryside. This room also has a back to back fireplace.

There is a separate annexe which offers a large room with dual aspect windows, which can be divided if required, and a shower room. There is also a separate wc, utility room with plumbing for washing machine, space for tumble dryer.

On the first floor there is an impressive galleried landing which connects the bedrooms, the master suite has a dressing room, bathroom and storage. There are a further three bedrooms, bedroom four enjoying a bridge opening out onto the rear garden. There is a fitted contemporary bathroom suite with free standing bath, shower cubicle, low level wc and washbasin

OUTSIDE

From the road there is a driveway which leads to the property which is enclosed by gated entrance, post and rail fencing and gravel driveway providing access to a large parking and turning area and driveway which leads up to a further parking and turning area, a newly installed timber two bay stable block with tack room, timber framed double garage and ample parking with wildlife pond to one side. the gardens to the front of the property include a deep paved terrace with areas of lawn. The rear garden is elevated and enjoys wonderful views over surrounding countryside. A paddock is laid to pasture which extends to approximately two and a half acres

SERVICES

Mains electricity to be connected. Private water via borehole. Newly installed sewage treatment plant. Oil fired central heating. Standard broadband available (Ofcom), Mobile signal likely available outdoors (Ofcom) Please note the agents have not inspected or tested the services.

DIRECTIONS

From Wellington head towards Tiverton on the A38 and after approximately 3.5 miles turn right signposted to Greenham and Appley.

Continue on this road, passing through the village of Greenham and at the next junction (Appley Cross) turn right towards Appley. After 430 yards, just before reaching The Globe Inn turn left towards Stawley and continue for just under one mile and turn left towards Ashbrittle.

Continue for about 500 yards, cross the stone bridge and turn right towards Clayhanger. Follow this road for about 0.75 miles and at Waldron's Cross turn right towards Waterrow. The farm will be found on the left after about 650 yards.

AGENTS NOTE

Some of the interior photos have been virtually staged for presentation purposes.

What3Words

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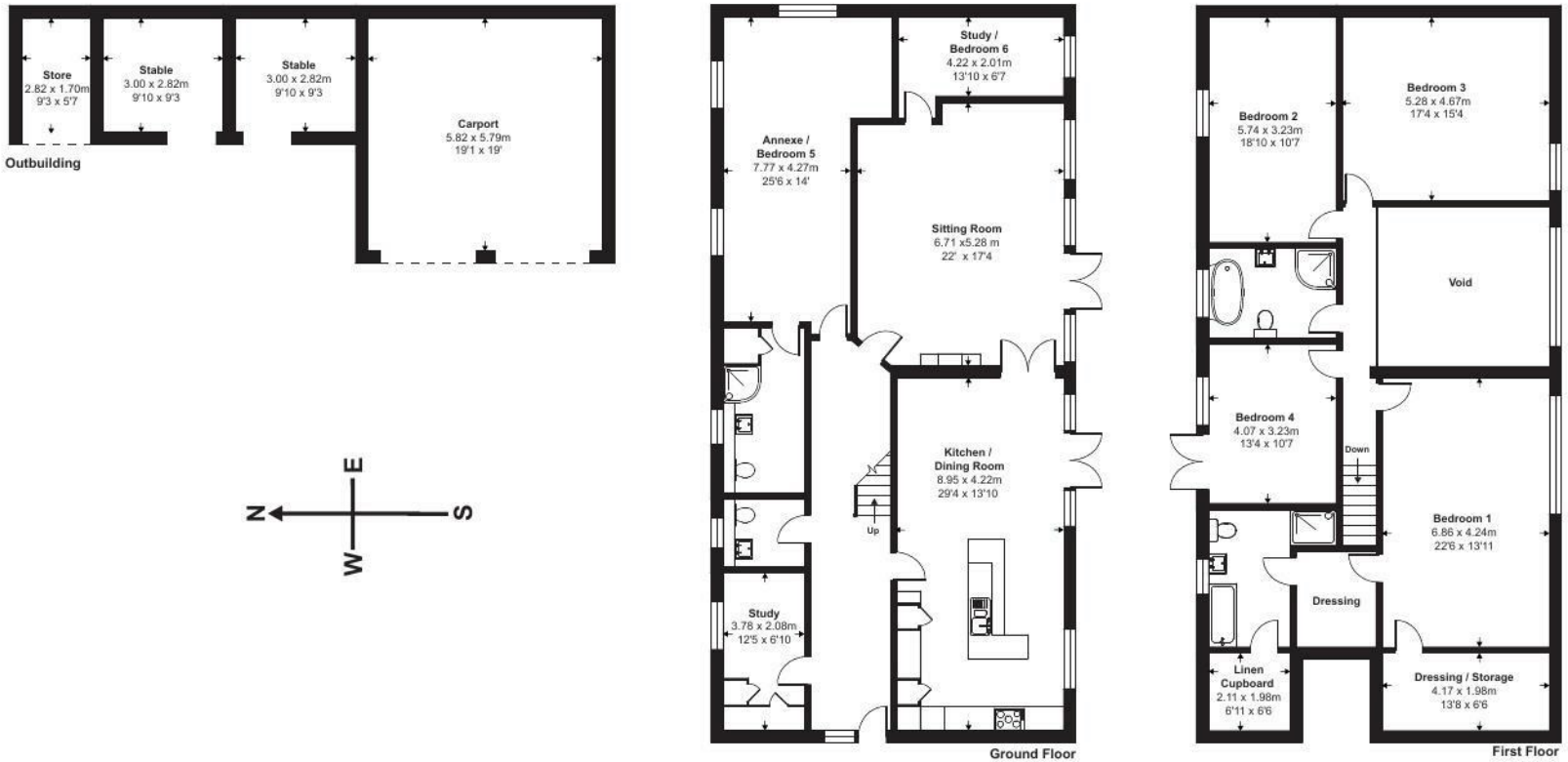
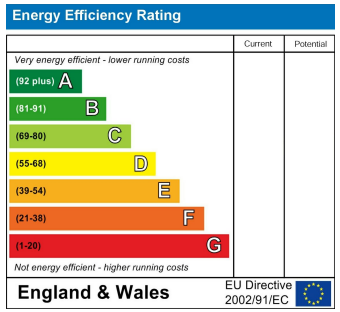
Approximate Area = 3155 sq ft / 293.1 sq m
Outbuilding = 255 sq ft / 23.6 sq m
Total = 3410 sq ft / 316.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1273078



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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.

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