

Dishwell Barn

Ashbrittle, Wellington

Dishwell Barn

Ashbrittle
Wellington
TA21 0LE



- Rural two bedroom barn conversion
 - Attractive open plan living
 - Good size garden
 - Outstanding countryside views
 - Useful outbuilding
- 1.55 acres (0.63 hectares) level pasture land

Guide Price **£350,000**

Freehold

Tiverton Office
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ACCOMMODATION

Dishwell Barn is a well-presented two bedroom detached barn conversion with good-sized garden on the edge of a popular rural village set in the stunning Somerset countryside. The property is located within a former working farm benefiting from adjacent workshop building, enclosed store and adjoining paddock.

Inside, the open plan living makes the most of the natural light and beautiful rolling Somerset views. As you enter from the garden into a conservatory, you carry on into the multi-level living, dining and kitchen area offering a flexible and practical space. In addition, there are two well proportioned bedrooms and a family bathroom.

The property is well suited for rural living with opportunity to develop the property for equestrian use or as a small holding, subject to the necessary planning consents.

OUTSIDE

The property is approached by a hedge lined shared tarmac driveway leading directly to the property. The useful timber framed, tin roof workshop and carport also has a small adjoining red brick store, totalling a floor area of approximately 81.44 sq.m (876.69 sq.ft). These outbuildings back directly on to the level paddock extending to 1.55 acres (0.63 hectares) which is accessed via a field gate located between the outbuildings and the property's garden. The grass paddock benefits from both hedged and fenced boundaries and small stone building on the southern boundary.

SITUATION

Dishwell Barn is located on the edge of the popular village of Ashbrittle nestled between the Blackdown and Brendon Hills. The village benefits from a church, a primary school and an active local community. The market town of Wellington is approximately 8 miles west with a range of independent shops, supermarkets and a recreational facilities. The property is accessible from Junctions 26 and 27 of the M5 allowing ease of access to both the City of Bristol and the City of Exeter. Main line rail connections are available at Tiverton Parkway and Taunton Railway Station.



LOCAL AUTHORITY

Somerset Council Tel: 03001232224

Council Tax: Band C

SERVICES

Mains electric and mains water connections available.

Successful purchasers will be responsible for connection

Private drainage.

There is broadband and mobile coverage in the area, please refer to Ofcom's website for more details.

RIGHTS OF WAY

No public rights of way affect the property.

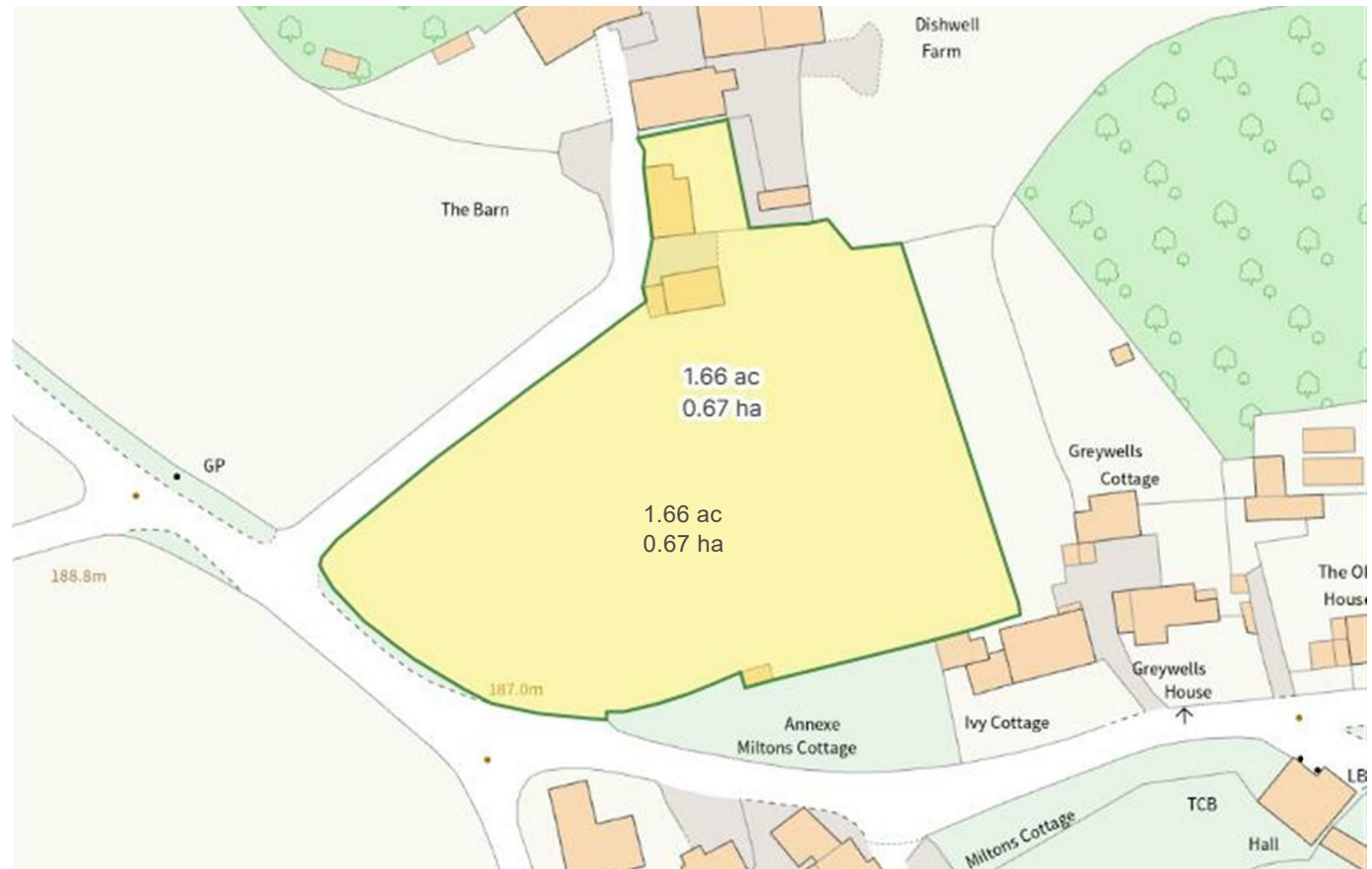
A right of access will be granted to the successful purchaser from the highway. A right of access will be retained by the vendor and their successors to access an adjoining field.

DIRECTIONS

What3words: ///caller.gradually.javelin

VIEWING

Strictly by appointment only. Please contact the Tiverton Office.





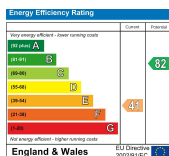
The Barn, Dishwell Farm, Ashbrittle, Wellington

Approximate Area = 771 sq ft / 71.6 sq m (excludes wood store)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Symonds & Sampson. REF: 1095000



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