Longbrook Farm Ford Street
Wellington
TA21 9NY
£695,000 Freehold

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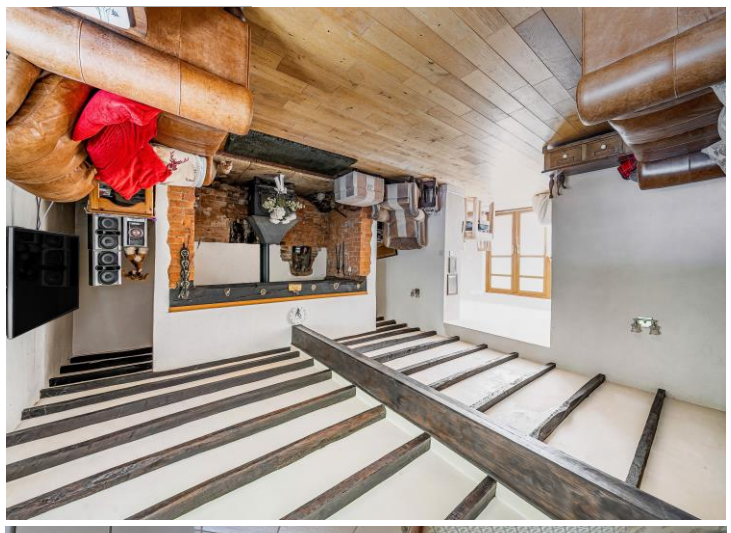
Wilkie May & Tuckwood



Directions: From the Wellington office turn left onto South Street, heading to the bypass. Cross the bypass onto Ford Street. At the telephone box fork right. Follow this road for approximately 1/4 of a mile, take the left turn just after Bidlands Cottage, Longbrook Farm can be found at the top of the lane on the left hand side.

Location: Wellington is a popular market town boasting an assortment of both independently run shops and larger national stores to include the well renowned Waitrose whilst also benefitting from a range of educational and leisure facilities a Sport Centre and cinema. The landmark Wellington Monument showcases extensive views across the Blackdown Hills which is an Area of Outstanding Natural Beauty. There is also a regular bus service to outlying villages and to the County Town of Taunton which is approximately 7 miles distant with its main line railway station. The M5 Motorway can be accessed via Junction 26 just outside Wellington.

Agents note: Some of the out buildings may contain asbestos, we recommend any potential buyers to do further investigation.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold, by private treaty with vacant possession on completion.
Services: Mains electricity, mains water, septic tank, LPG gas central heating, telephone
Local Authority: Somerset County Council, County Hall, The Crescent, Taunton, TA1 4DY.
Property Location: w3w.co//cheerily.whirlwind.kneeled
Council Tax Band: G
Construction: Mix of ancient stone work and modern cavity construction
Broadband and mobile coverage: We understand that there is limited mobile coverage. The maximum available broadband speeds are 5 Mbps download and 1 Mbps upload. We recommend you check coverage on https://checker.ofcom.org.uk/.
Flood Risk: Surface Water: very low **Rivers and the Sea:** very low **Reservoirs:** Unlikely **Groundwater:** Unlikely
We recommend you check the risks on https://www.gov.uk/check-long-term-flood-risk
Planning: Local planning information is available on https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

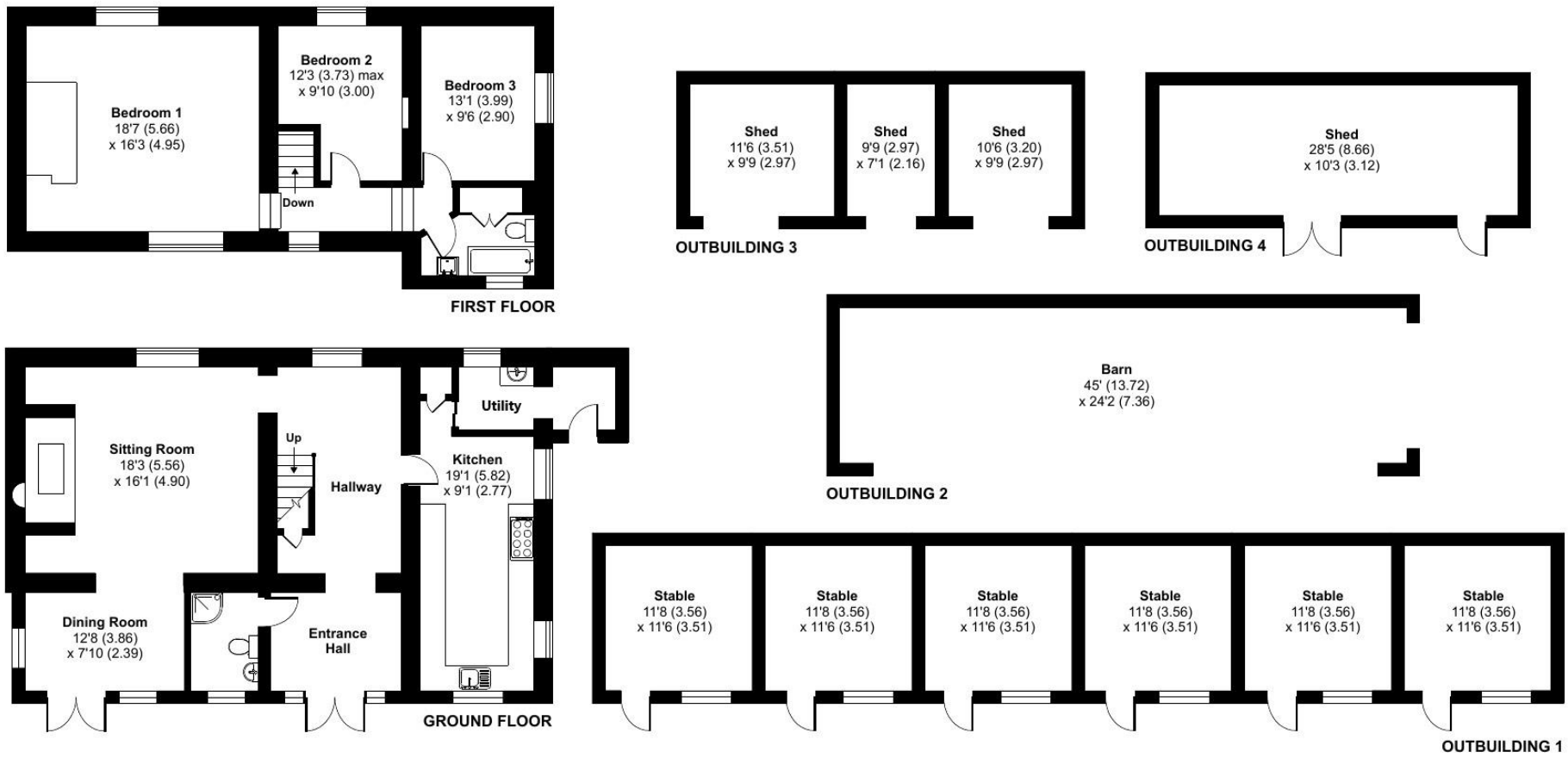
The Property Ombudsman rightmove

Tel: 01823 667799
29 High Street, Wellington, Somerset TA21 8QT

WM&T

Longbrook Farm, Ford Street, Wellington, TA21

Approximate Area = 1757 sq ft / 163.2 sq m
Outbuildings = 2029 sq ft / 188.4 sq m
Total = 3786 sq ft / 351.7 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 Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1266865

Longbrook Farm is a three bedroom detached family home beautifully situated on the Blackdown Hills, close to the small hamlet of Briscoe. The property has undergone some renovations however there is an element of work that will still need doing giving the new owners the opportunity to put their own mark on this stunning property.

The property comprises; front door opens into a large hallway with access to the principal rooms including the ground floor shower room and stairs to the first floor. The sitting room benefits from an impressive inglenook fireplace with a wood burner along with dual aspect and French doors to the gravelled garden creating an ideal entertaining space. The kitchen / dining room is light, spacious and benefits from base units for storage, integrated fridge and dishwasher with wooden worksurfaces, the gas range cooker set into the recess creating a real focal point to this kitchen. A laundry/utility has space for a washing machine, sink and a door to the outside.

The first floor comprises of three bedrooms with the master bedroom enjoying dual aspect windows, The bedrooms are serviced by the family bathroom with shower, WC, wash basin.

Externally, the property offers driveway parking area and further to the barns and stables. There is a large gravelled garden areas for seating. At the edge of the garden there a number of fruit trees. There is a large stable block with 6 stables, 2 traditional part stone barns and a further barn. All of the outbuildings are in need of some repair. The property includes 4 fields including a small copse, with mature treeline hedges, approx 6.4acres.

A viewing comes highly recommended to see what this family home has to offer…. Please bring wellies / walking boots to explore the grounds fully and enjoy the stunning views.

- **Set in the Blackdown Hills**
- **Far reaching views**
- **Rural location yet accessible**
- **Three bedrooms**
- **Detached**
- **Stable and outbuildings**
- **Inglenook fireplace with wood burning stove**