



**STAGS**

West View

# West View

Culverhay, Wiveliscombe, Taunton, TA4 2AA

Wellington 6.5 miles. M5 (J26) 8.5 miles. Taunton 11 miles.

- Open Plan Kitchen/Dining Room
- Superb Galleried Sitting Room
- 5 Bedrooms
- Double Carport
- Stable Building
- Extensive Gardens and Grounds
- Countryside Views
- About 5.1 Acres

**Guide price £800,000**

## SITUATION

Set amongst beautiful, unspoilt countryside, West View is in an excellent location, surrounded by the rolling Brendon Hills, whilst the popular town of Wiveliscombe is within half a mile. Wiveliscombe maintains an active community and provides a good range of local amenities, including shops, butchers, church, medical centre, vets, library, public houses, primary and secondary schools as well as a range of sporting and recreational facilities including an open air swimming pool.

The nearby town of Wellington is 6.5 miles and offers supermarkets, a range of independent shops and Wellington School, whilst Taunton provides a more extensive range of amenities associated with a County Town.

The M5 is easily accessible at Wellington, Taunton and Tiverton, providing great links to Cornwall to the south and Bristol and London to the north and east. There are regular rail services to London Paddington from Taunton and Tiverton, and Exeter International Airport provides a number of domestic and international flights.

## DESCRIPTION

West View has been skilfully converted from a traditional stone barn, which has been recently completed to provide substantial accommodation of some 2000 sq ft arranged over two floors. The conversion has many fine features, including beamed ceilings, oak windows and doors, oak skirting and architraves and the clever use of Travertine.

## ACCOMMODATION



An exceptional conversion enjoying a beautiful outlook and land extending to 5.1 acres





The accommodation comprises an entrance hall with cloakroom to one end and two double doors, either side, to the principal reception rooms. The open plan kitchen/dining room is fitted with a range of shaker style units, including an island unit, and oak work surfaces, AGA and an electric Range style cooker with extractor hood over. The sitting room has high vaulted ceilings, fully glazed on the western aspect, enjoying the open countryside views, with double doors leading to the patio. There is also a mezzanine sitting area, which is accessed from the principal bedroom.

An inner hall leads to the remaining ground floor accommodation with staircase to the first floor. The utility room/boot room, with a rear entrance, includes a continuation of the units in the kitchen, sink unit and space for laundry appliances along with doors to the cloakroom and a cupboard housing the heating controls.

There are three double bedrooms on the ground floor. The third bedroom includes an en-suite shower room with built-in wardrobes and bedrooms four and five are served by the family bathroom. There are two further double bedrooms on the first floor; the principal bedroom benefits from an en-suite shower room and double doors opening onto the galleried sitting area.

### GARDENS AND GROUNDS

Accessed through a five bar gate, a gravelled driveway leads to a substantial parking and turning area, beside the house. Beyond the house are the tiered gardens, with large expanses of lawn, enclosed by post and rail fencing. There is also a patio, providing the perfect space for sitting and enjoying the peaceful views.

The land is to the south of the house and is accessed along a separate track. There is an initial level paddock which rises on a northerly slope and is enclosed by post and wire fencing and natural hedgerows.

The outbuildings include a newly installed stable block, with two bays, a tack room and store, and beside the house, a double timber clad carport under a tiled roof.

### DIRECTIONS

From Junction 26 of the M5 Motorway follow the signs into the centre of Wellington. At the second set of lights turn right taking the B3187 to Milverton and continue through the village and at the roundabout with the B3227 turn left and follow the road into Wiveliscombe. Turn left at the traffic lights signposted Wellington and on passing the school on your left hand side, take the next turning right after Southfield. Continue along this lane and on bearing right, take the left hand turn, whereupon West View will be seen at the top of a concrete drive.

### VIEWINGS

Strictly by appointment only through the agents, Stags, on 01823 662822.

### SERVICES

Mains water and electricity are connected. Private drainage. Oil fired central heating.





These particulars are a guide only and should not be relied upon for any purpose.



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Approx. Gross Internal Floor Area  
 241.6 Sq Metres 2601 Sq Ft (Excludes Restricted Head Height & Voids & Carport & Outbuilding)



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 NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale