



stags.co.uk

01823 662822 | wellington@stags.co.uk

Cattle Shed And Old Dairy, Runnington, Wellington, TA21 0QL

Unique opportunity to convert 2 barns (2,616sqft & 330sqft)
into residential use , all set in grounds of 0.44 acres

Wellington 1.5 miles M5 (J26) 3.5 miles Taunton 8 miles

- Substantial cattle shed for conversion • Wonderful southerly views • Edge of town location • Separate conversion of the old dairy • Water and electric on site • Grounds of approximately 0.44 acres •

Offers in excess of £300,000

Cornwall | Devon | Somerset | Dorset | London

Situation

The two barns are situated in a quiet location within the hamlet of Runnington which lies approximately 1.5 miles from the town centre of Wellington. It is also close to the village of Langford Budville and 3 miles from Milverton where a good range of village facilities can be found. Wellington offers an excellent selection of shopping, recreational and scholastic facilities together with easy access to the M5 motorway situated on the eastern outskirts of the town. The County Town of Taunton is within 8 miles of the barns where an excellent range of facilities can be found together with a main line rail link to London Paddington.

Cattle Shed Barn

88'7" x 29'6" (27m x 9m)

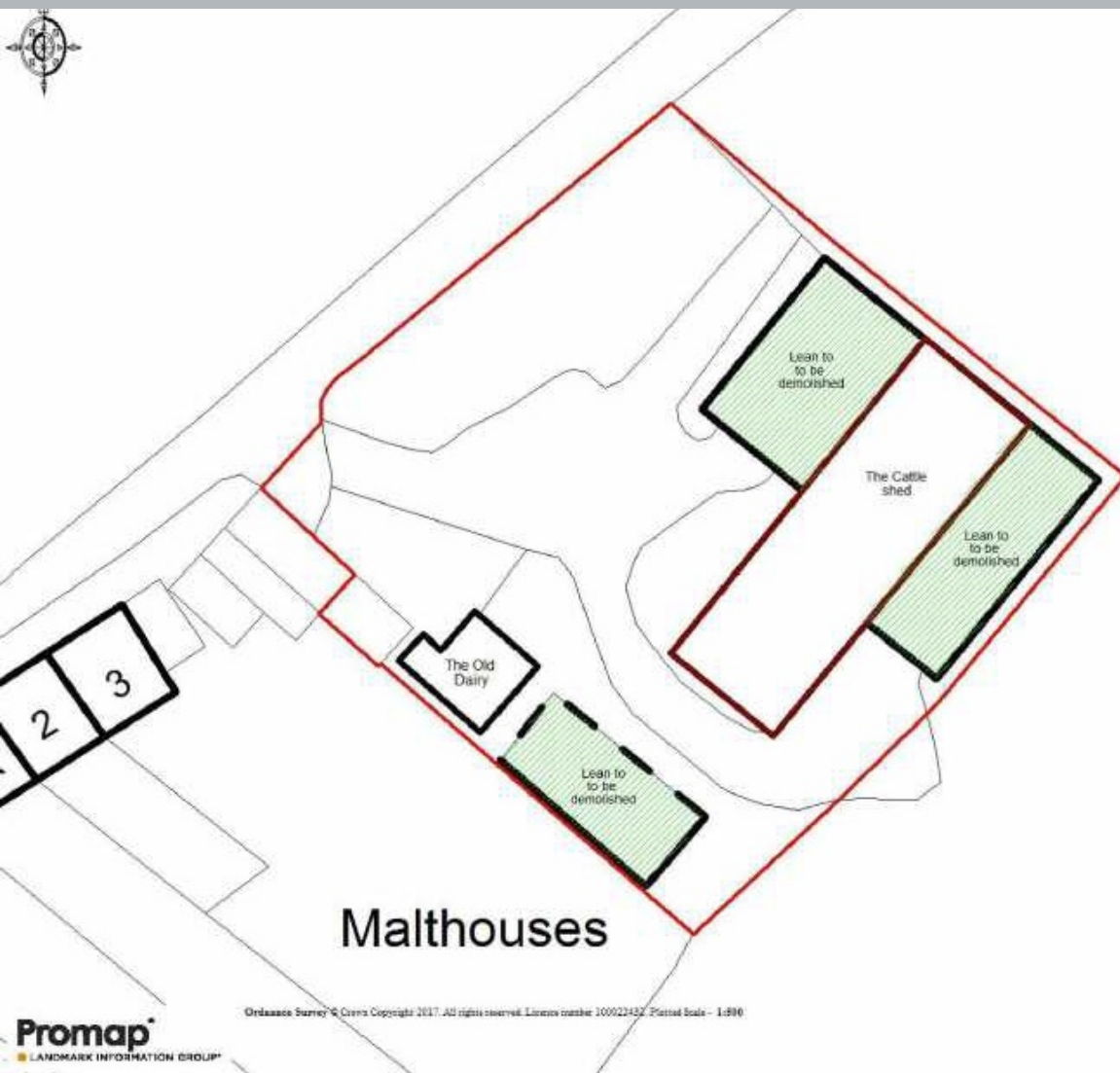
This building is a former cattle shed constructed of a steel portal frame with timber horizontal walling to mid height

and vertical timber weatherboarding above. The roof is clad in box profile galvanised sheeting with roof light panels. The building has two leantos, one to the front elevation and one to the rear which will need to be demolished.

The plans illustrate the potential for the barn to be converted into a contemporary home enjoying wonderful southerly views over the surrounding farmland across to Wellington and the Blackdown Hills. The proposed accommodation includes hallway, cloakroom, lounge/reception room, study, kitchen/dining room, larder, utility room and shower room together with three double bedrooms, two with en suite facilities together with a family bathroom. In total extending to approximately 243sqm (2,616sqft).

The Old Dairy

This building is a former dairy parlour



which is constructed of concrete block with timber purlins supporting the roof which is clad with fibre cement sheets.

The plans show a layout comprising open plan living/dining/kitchen together with double bedroom and separate bathroom. In total extending to approximately 30.69sqm (330sqft).

Planning Consent

Planning consent was granted under application number 21/17/0017/CQ under Class Q notification. The proposal was for prior approval for proposed change of use from agricultural building to two dwelling houses (class C3) and associated building operations at buildings at Dunns Farm, Runnington, Wellington. The permission is dated the 1st December 2017.

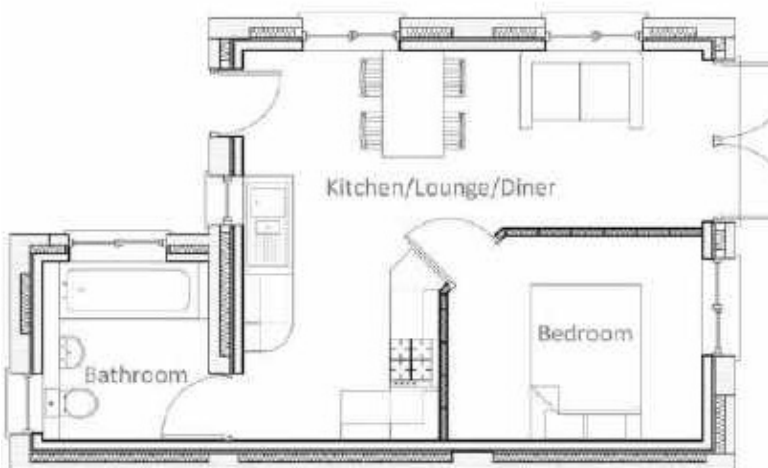
Services

Mains water and electric are available on

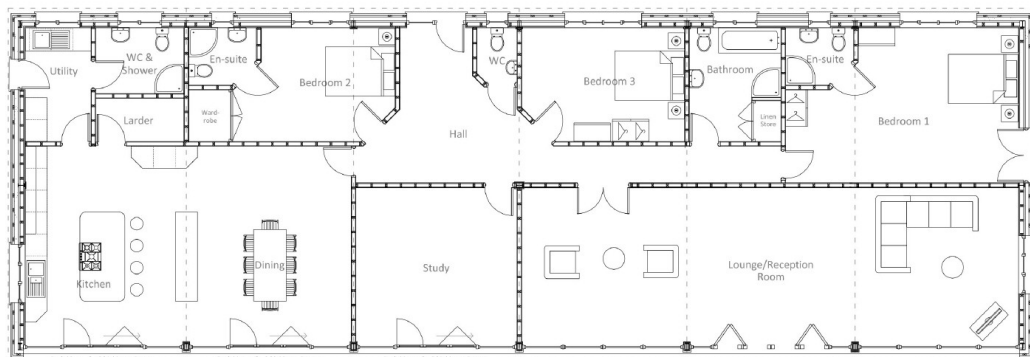
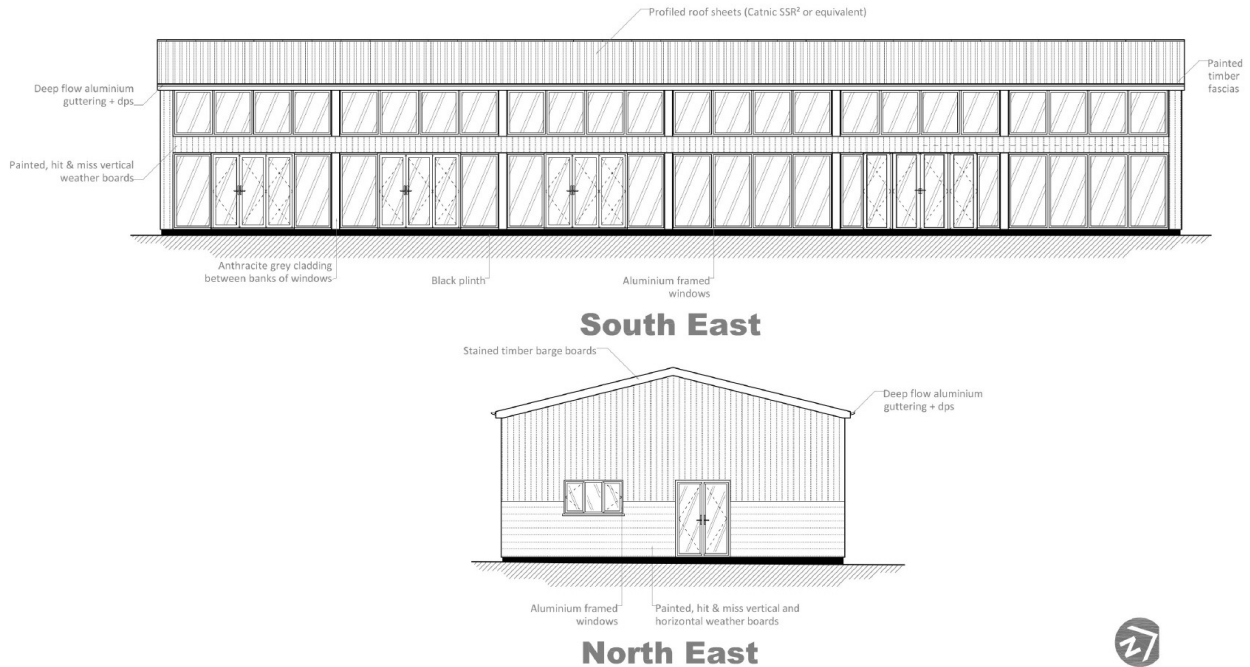
site. Mains drainage close by although interested parties should consult the relevant authorities prior to purchase.

Directions

From junction 26 of the M5 motorway follow the signs into Wellington and at the second set of traffic lights turn right on the B3187 signposted Milverton. Having left Wellington continue up a long straight hill and immediately opposite the left hand turning to Runnington turn right behind a row of cottages. The development site will be located at the far end of the track.



Elevations as Proposed



7 High Street, Wellington, Somerset, TA21 8QT
Tel: 01823 662822
Email: wellington@stags.co.uk