STAGS



The Old Coach House

The Old Coach House, Wiveliscombe, Taunton, TA4 2AA







Wellington 8 miles M5 (j26) 8.6 miles
Taunton 11 miles

A three bedroom stone barn conversion with garage, lovely views across the countryside and towards the church.

- Three Bedrooms
- Family Bathroom & En Suite
- Sitting Room
- Dining Room
- Kitchen
- Downstairs W.C
- Garage
- Garden
- Council Tax Band F
- Freehold

Guide Price £550,000

SITUATION

Wiveliscombe is known for its friendly active community. With a weekly farmers market, the town offers a good range of facilities including shop, public houses, vets, library, medical centre, post office and primary and secondary schools together with a community centre. There are excellent sporting facilities including a recreational ground with its heated open air swimming pool, football, rugby and tennis clubs. For a wider selection the County Town of Taunton is within 11 miles with its main line rail link to London Paddington and access to the M5 motorway. The smaller town of Wellington is within 7 miles where further shopping, recreational and scholastic facilities can be found together with additional access to the motorway.

DESCRIPTION

The Old Coach House is set on the south side of the town, in an elevated position with lovely rural views over open countryside, overlooking the town and church, which is accessible via a footpath. The accommodation consists of three bedrooms, with en suite and bathroom on the first floor. To the ground floor is a cloakroom, sitting room, dining room and kitchen. Outside is an established garden, garage and parking.

ACCOMMODATION

Entrance porch with window to front into the spacious entrance hall, stairs rising to first floor and cloakroom with W.C, wash hand basin and storage cupboard to side. Door to the light and airy sitting room with triple aspect windows and fireplace with inset wood burner. Also off the entrance hall is the dining room with window to front aspect and fireplace with inset wood burner. Steps lead up into the kitchen with a range of wall and base units with granite work surfaces over. Freestanding oven with electric hob and extractor fan over, Belfast sink, tiled splashbacks, window to side aspect.

To the first floor are three bedrooms. Bedroom 1 is a double room with window to front aspect, steps leading into the dressing room with eaves storage cupboard and an en suite bathroom. Bedroom 2 is also a double with built in wardrobes and dual aspect windows. Bedroom 3 is a single with window to front aspect. On the landing is a storage cupboard and door into the family bathroom.

OUTSIDE

The property is approached by a private drive, shared by six other properties. At the front of the property is a level lawn and shingle with low maintenance in mind and enclosed by fencing and hedging with mature plants and shrubs. The property has off street parking via a gated drive and double garage.

SERVICES

Mains electricity & water. Septic tank - Untested, Oil fired heating. This property has the benefit of standard broadband(Ofcom). Mobile coverage available inside & outside O2, and Vodafone (Ofcom).

VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

DIRECTIONS

From Wellington head north to Langford Budville and pass through the village turning right at the far end signposted Wiveliscombe and head across Langford Common passing Nunnington Park. As you enter Hartswell and the 30 mile an hour zone, take the second lane on the left and The Old Coach House will be found at the end on the left hand side. Alternatively you can approach The Old Coach House on foot from the footpath to the east side of the recreation ground across the field.



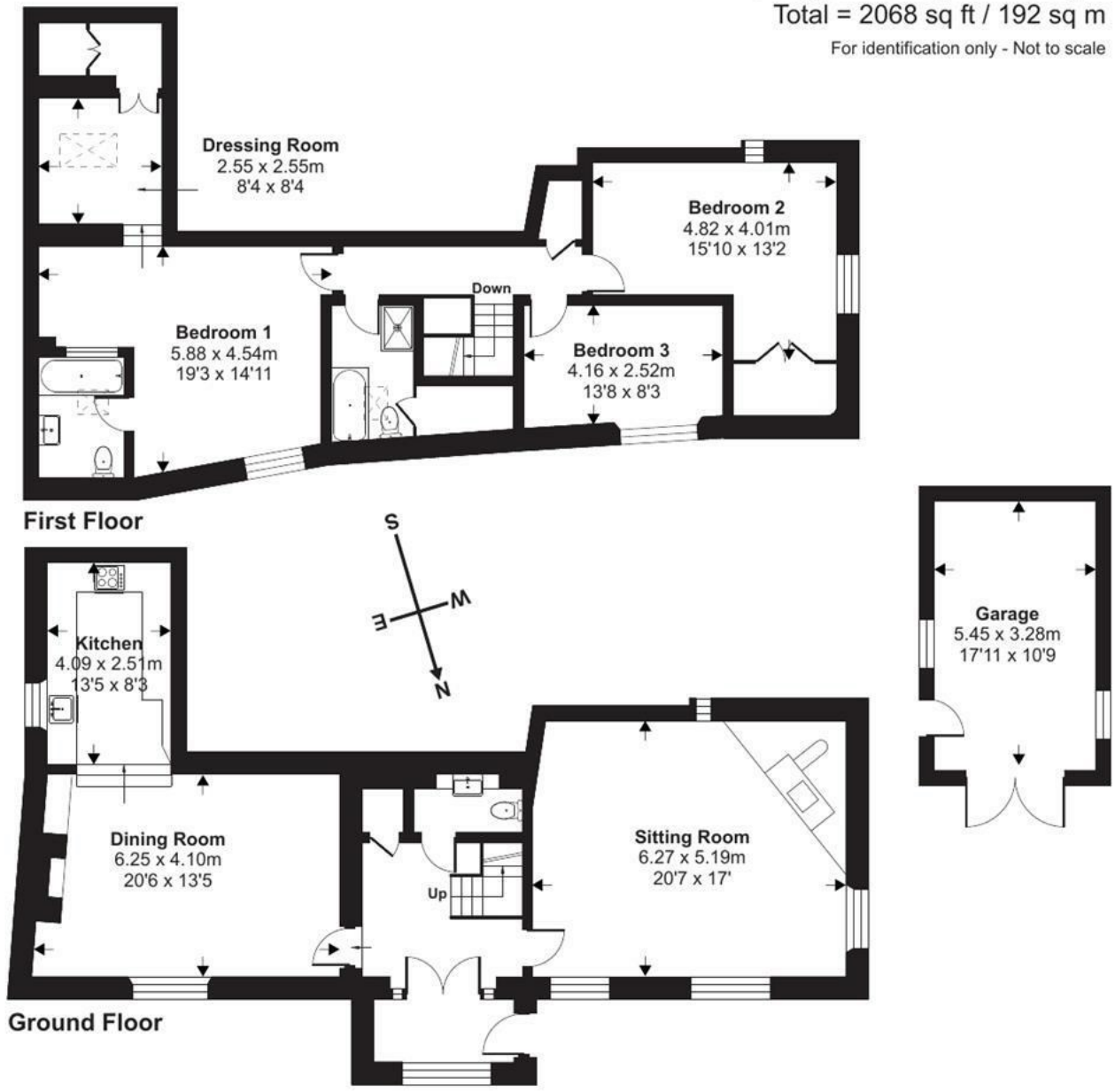








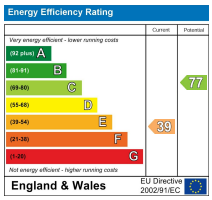
Approximate Area = 1876 sq ft / 174.2 sq m
Garage = 192 sq ft / 17.8 sq m
Total = 2068 sq ft / 192 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1282518

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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