

The Old Vicarage

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, Langford Budville,Wellington, TA21 0RD

Wellington town centre 2.7 miles, Junction 26 M5 4.5 Miles, Taunton town centre 8.5 miles. Tiverton 16 miles.

A Grade II 3/4 bedroom thatched property in popular village location set just under an acre.

- Three/Four Bedrooms
- Family Bathroom & En Suite Shower Room
- Sitting Room & Dining Room
- Kitchen/Breakfast Room
- Utility/Boot Room
- Study & Games Room
- Established Gardens & Paddock
- Garden Room & Off Road Parking
- Freehold
- Council Tax Band F

Guide Price £675,000

SITUATION

The Old Vicarage lies in the heart of this popular village which benefits from amenities to include primary school, excellent public house and a large modern village hall offering a wide variety of activities. Adjoining the village is Langford Heathfield Nature Reserve, a Somerset Wildlife Trust second largest nature reserve at 226 acres. There are various landscapes which include ancient woodland, heathland and ponds. The town of Wellington is within 2.5 miles where an excellent selection of shopping, recreational and scholastic facilities can be found together with easy access to the M5 motorway situated on the eastern outskirts of the town. The County Town of Taunton is within 9 miles of the property where an excellent range of facilities can be found together with a main line rail link to London Paddington.

DESCRIPTION

The property is a charming detached property located on the edge of this popular village with a wealth of character and charm, including inglenook fireplace in the sitting room, chamfered beams, plank doors and exposed timbers. The accommodation comprises of an entrance hall, sitting room, dining room, study, games room, kitchen/breakfast room, downstairs bathroom, cloakroom. To the first floor are 3/4 bedrooms and a en suite shower room. To the outside are established garden to front are rear gardens and further detached garden room and paddock.







ACCCOMMODATION

Covered entrance porch leading to solid front door into the entrance hall, door to the spacious sitting room, windows to front aspect and inglenook fireplace with inset log burner. Door into the study with window to rear aspect, an attached games room accessed from the rear. Utility/boot room with door to the rear garden with sink and drainer and door into the kitchen/breakfast room and further door to entrance hall. Kitchen/breakfast room with a range of wall and base unit, vaulted ceiling, Belfast sink, Electric Aga, space for table and chairs and dual aspect. Door to dining room, two storage cupboards, fireplace with log burner, window to front aspect with window seat, further doors to the entrance hall and rear lobby. Door to cloakroom and downstairs bathroom.

Stairs rise to the first floor landing with window to rear aspect. Door to bedroom one, a large room with fireplace, built in wardrobes,window to front aspect, dressing room/bedroom 4 with a further door to outside and door into the en suite shower room. Bedroom two is a also a large double room with dual aspect and fireplace. Bedroom three a single with window to front aspect.

OUTSIDE

To the front is a pretty stone wall with gate and path to front door. The front garden has borders with established plants and shrubs, access round to the rear garden. The rear garden is level and mainly laid to lawn again with mature plants and shrubs a path lead to detached garden room, garden store and tool shed with further patio with brick barbecue ideal for entertaining. Just beyond this is a five bar gate leading to the paddock in total the plots extends to approximately 0.96 acre. Off road parking area to the rear of the property through the 5 bar gate.

SERVICES

Mains water, electricity and drainage. Underfloor heating in the sitting room. Electric Aga. This property has the benefit of ultrafast broadband(Ofcom), Mobile coverage limited inside with 02, Vodafone, Three & EE. Likely outside with 02, Vodafone, Three & EE(Ofcom).

VIEWINGS

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

DIRECTIONS

From our office in High Street turn right at the traffic lights into North Street signposted Milverton. After approximately 2 miles on the second part of an S bend turn left signposted Langford Budville. Continue into the village and immediately after the church turn right, the property will be seen after a short distance on the right hand side.







Approximate Gross Internal Area = 196.2 sq m / 2112 sq ft
Outbuildings = 26.5 sq m / 285 sq ft
Total = 222.7 sq m / 2397 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1209195)

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.

STAGS

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