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Culverhay



Wellington 3.5 miles M5 (J26) 5 miles  
Taunton 10 miles

A conveniently located detached three bedroom barn conversion set within gardens with double garage, stable block and adjoining land extending to approximately 2.7 acres

- Sitting Room & Dining Room
- Study
- Kitchen
- Three Bedrooms
- Bathroom
- Gardens
- Parking & Double Garage
- Stable Block & Adjoining Paddock
- Freehold
- Council Tax E

Offers In Excess Of  
£650,000

#### SITUATION

Culverhay is situated on the outskirts of this popular village which lies close to the Somerset/Devon border. Here there can be found a village hall, church, primary school and close by is a public house/hotel. Wellington is within 3.5 miles of the property where an excellent selection of shopping, recreational and scholastic facilities can be found, together with easy access to the M5 motorway which is located on the eastern outskirts of the town. The County Town of Taunton is within 10 miles of the property where an even greater selection of facilities can be found, together with a main line rail link to London Paddington. There is also a railway station at Tiverton Parkway which lies approximately 6 miles to the west. Culverhay is surrounded by open countryside which is ideal for walking, riding and is within a mile or so of the Blackdown Hills, a designated Area of Outstanding Natural Beauty.

#### DESCRIPTION

Culverhay comprises a well appointed three bedroom detached barn conversion constructed principally of stone with brick quoins and contained beneath a tiled roof. The property benefits from UPVC double glazed windows throughout and LPG central heating. The accommodation is light, airy and is planned over three floors. The property has been extended to provide a boot room and further living room, taking advantage of the aspect.

#### ACCOMMODATION

UPVC double glazed door leading to entrance hall/landing with slate floor, window to side and storage cupboard with oak doors and cupboard over. Velux roof light, stairs leading to first floor and further stairs leading down the ground floor. Bathroom comprising a jacuzzi style bath with shower over. Pedestal handwash basin and low level WC. Heated towel rail, ceramic and tiled flooring. Lower ground floor Dining Room with attractive oak flooring and electric stove heater. Light and airy living room with patio door overlooking the garden and paddocks. Doors to kitchen and further door to the office with window overlooking rear garden and across to the paddock. Kitchen comprising a Belfast sink with mixer tap over and adjoining granite drainer either side. Adjoining granite worktops with wall mounted cupboards and drawers. Range cooker with extractor hood over and integrated dishwasher. Fine view over the rear garden and paddock beyond and a UPVC glazed door to side giving access to boot room with stable door. First floor landing with linen cupboard. Bedroom 1 with two windows to front. Bedroom 2 with fine views from two aspects, access to roof void. Bedroom 3 with views to rear and over the paddock.

#### OUTSIDE

The property is approached off the lane through two timber gates which open onto a parking/turning area, and has access to the DOUBLE GARAGE of block and rendered construction set beneath a tiled roof. It benefits from a concrete floor with car inspection pit, power and light and eaves storage. Situated adjacent to the garage is a block paved area and pathway leading around to the STABLE BLOCK with a useful range of storage areas and LEANTO/STORE SHED. From the driveway, steps lead down to the rear of the property. Beyond is a lawned garden and pathway leading around to the rear of the property, and access to the CELLAR/BOILER ROOM housing the Vaillant gas combination boiler. At the far end of the garden is a storage shed from which wonderful views can be enjoyed over the garden and adjoining field. There is also the Scandinavian style BARBECUE LODGE connected with power and light and chimney. To the rear of the garage can be found two LOOSE BOXES. With electric light and water and has an adjoining LEAN TO FEED STORE. There is a yard area with double metal field gates leading onto the lane and 2 further stables.

#### SERVICES

Mains water and electricity are connected. Private drainage. LPG central heating. This property has the benefit of standard broadband (Ofcom). Mobile coverage limited inside & outside with EE, O2, Three and Vodafone (Ofcom).

#### DIRECTIONS

Exit the motorway at junction 26 and follow the road to the roundabout with the A38. Take the first exit signposted Tiverton and Exeter and after approximately 2 miles and just before another roundabout turn left signposted Sampford Moor. Continue along this road for approximately 1 mile and just before entering the village of Sampford Moor turn right signposted Sampford Arundel. Continue down into the village passing the village hall on the right hand side and shortly afterwards turn left opposite the telephone box signposted Peacehay and Marlands. Follow this road round to the right and Culverhay is the first property to be found on the right hand side.



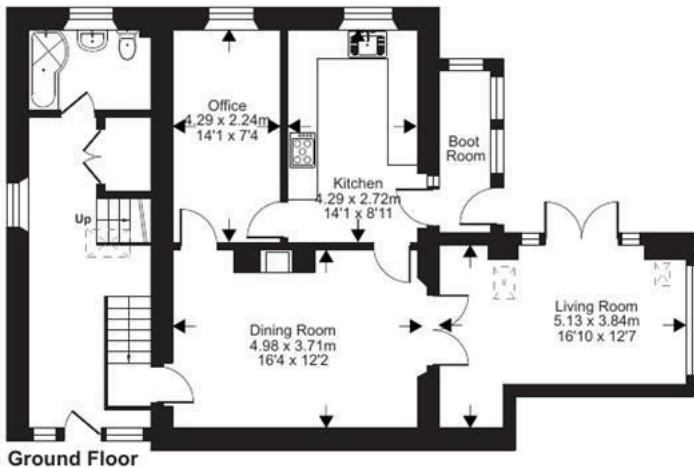
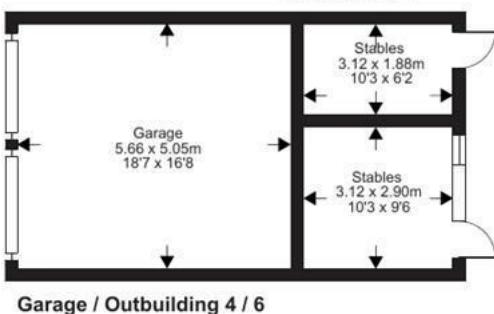
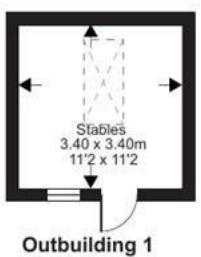
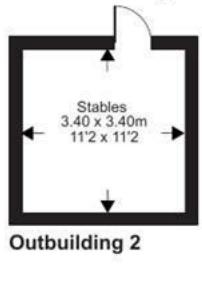
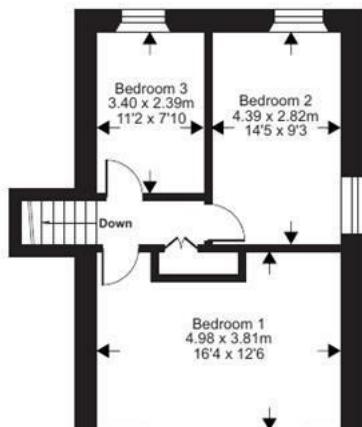
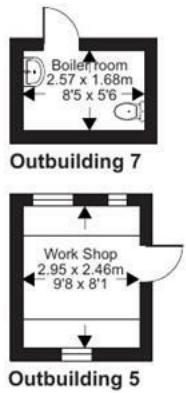
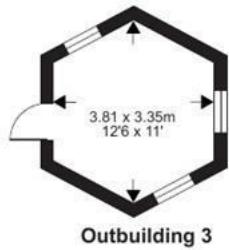
Approximate Area = 1439 sq ft / 133.6 sq m

Garage = 311 sq ft / 28.8 sq m

Outbuilding = 639 sq ft / 59.3 sq m

Total = 2389 sq ft / 221.7 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
91-90	B		
89-86	C		
85-84	D		
83-80	E		
78-70	F		
70 plus	G		
Not energy efficient - higher running costs			
England & Wales		33	62
EU Directive 2002/91/EC			

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