



Toms House



# Toms House

, Langford Budville, Wellington, TA21 0QZ

Wellington 2.5 miles - M5 (J26) 4 miles - Taunton 9 miles

A well presented, versatile detached property with 5 bedrooms and a modern 2 bedroom annexe.

- 5 En-Suite Bedrooms
- Open Plan Kitchen/Dining Room
- 2 Bedroom Annexe
- Good Sized Gardens
- Council Tax Band G
- Spacious Sitting Room
- Large Balcony/Sun Terrace Room
- Office & Store
- Popular Village Location
- Freehold

Guide Price £695,000

## SITUATION

This property is situated in the heart of the popular village of Langford Budville; with it's thriving community spirit, primary school, church and Martlet Inn. Stunning countryside surrounds the village, with numerous walks and outdoor pursuits on the doorstep. Nearby Wellington provides a large range of facilities, with numerous independent shops and national stores including Waitrose. There are a number of schools, sports facilities and clubs available. Nestled between the Quantocks and the Blackdown Hills, there are beautiful countryside walks in abundance. The County town of Taunton is approximately 10 miles away with its mainline station providing access to London Paddington in just over 2 hours. Junction 27 of the M5 is just a mile outside of Wellington giving excellent road links.

## DESCRIPTION

A spacious and versatile home which would suit a range of purchasers including multi generations. The property benefits from far reaching views towards Wellington Monument with the garden backing onto open fields. The accommodation briefly comprises 5 en-suite double bedrooms, utility, large sitting room with bar area, open plan kitchen/dining room and large balcony/sun terrace. There is an added benefit of a 2 bedroom annexe within the grounds as well as a couple of useful outbuildings.



## ACCOMMODATION

Front door to entrance hall with hard flooring, stairs to the first floor, doors to bedrooms and utility. Utility with space and plumbing for a washing machine and tumble dryer, work surfaces and cupboards as well as the oil fired boiler. The master bedroom is a spacious room with space for a super king bed, built in wardrobes and a dressing area/sofa space with patio doors out to the garden. There is an en-suite comprising of bath with shower over, WC and wash hand basin. Bedroom 2 is a further spacious room with built in wardrobes, dressing area or space for sofa/day bed with doors out to the garden. En-suite bathroom with bath with shower over, WC and wash hand basin. Bedroom 3 benefits from built in wardrobes, space for dressing area with patio doors out to the garden. En-suite shower room comprising of shower cubicle, wash hand basin and WC. Bedroom 4 with built in wardrobes and patio doors to the garden. En-suite bathroom comprising bath with shower over, WC and wash hand basin.

The stairs lead up to the landing with doors to sitting room, WC and open plan kitchen/diner with beautiful views over the countryside and patio doors to the balcony/sun deck as well as further patio doors and balcony area with steps down to the garden. The kitchen is equipped with a range of worksurfaces, shaker style cupboards and drawers, one and a half bowl sink, dishwasher, Rangemaster cooker with extractor fan, space for large double fronted fridge freezer, breakfast bar and space for dining table. Spacious sitting room with large window and patio doors to the balcony/sun deck as well as a built in bar area. From the sitting room, a door leads to the bedroom 5 which could be used as an office/play room, with built in wardrobe. There is slight head space restriction in this room. Door through to en-suite comprising of bath with shower over, wash hand basin and WC..

The property also benefits from a 2 bedroom self contained annexe/cottage with front door into: modern fitted kitchen with integrated fridge freezer, washing machine, dishwasher, oven and hob with extractor fan. This room is lovely and light with space for sofas and table and chairs. Bedroom 1 has built in cupboards and an en-suite shower room. Bedroom 2 with window to rear. Separate shower room.

## OUTSIDE

The property can be accessed through wooden gates down a private gravel driveway to an area of parking. A further wooden five bar gate provides access to the large lawned area of garden which backs on to open fields. Alternatively the property can be accessed through a cul-de-sac called Courtlands via a five bar gate to an additional area of gravel parking. There is an opening through to a walled garden with BBQ/outdoor kitchen and entertaining area as well as a further seating area with outdoor fire. Complementing the outside space is a storage shed and separate office.

## SERVICES

Mains electric, water and drainage. Oil fired boiler. Underfloor heating to the downstairs of the main house. This property has the benefit of standard broadband(Ofcom). Mobile coverage limited inside & likely outside with EE, Three O2, and Vodafone (Ofcom).

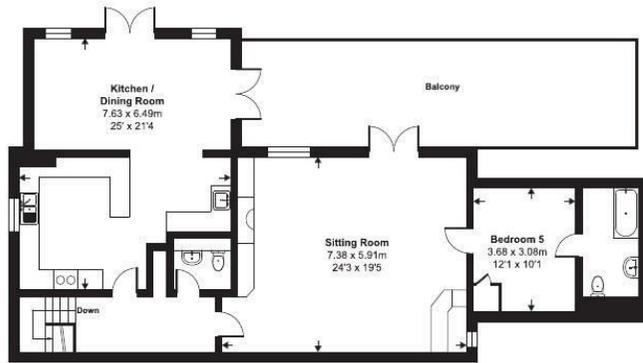
## VIEWINGS

Strictly by appointment via the vendors agents, Stags of Wellington.

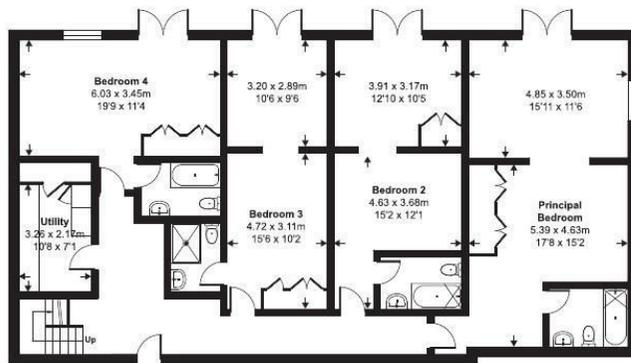
## DIRECTIONS

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 as you reach The Martlett Inn, turn left and follow the driveway just to the right of the pub carpark.

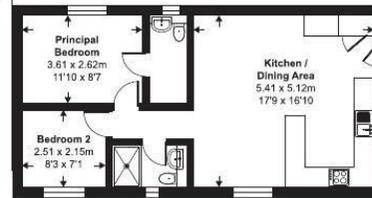




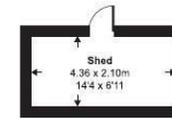
First Floor



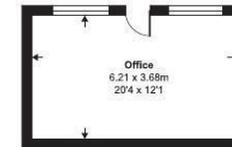
Ground Floor



Annexe 1



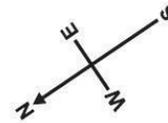
Outbuilding 2



Outbuilding 1

Approximate Area = 3092 sq ft / 287.2 sq m  
 Annexes = 1097 sq ft / 101.9 sq m  
 Outbuildings = 344 sq ft / 31.9 sq m  
 Total = 4533 sq ft / 421 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). © nchecom 2025. Produced for Stags. REF: 1287354

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D		58	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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