



Glen Elms





# Glen Elms Blackmoor

West Buckland, Wellington, Somerset TA21 9PF

Wellington 2.3 miles | Taunton 7.5 miles | M5 (J26) 1.5 miles

A good sized 4 bedroom family home in a rural yet accessible location set in approx. 2.45 Acres.

- Rural Setting with Views
- 4 Bedrooms
- Sitting Room/Dining Room
- Kitchen/Breakfast Room
- Large Garden Room
- Office
- Double Garage & Barns
- 2.45 Acres of Paddocks
- Freehold
- Council Tax G

Guide Price £775,000

## SITUATION

Glen Elms is located east of the hamlet of Ford Street, approx. 2 miles out of Wellington where an excellent range of shopping, recreational and scholastic facilities can be found. The M5 motorway is readily accessible within 1.5 miles of the property and the County Town of Taunton within 6.5 miles where an even greater selection of facilities can be found together with a main line rail link to London Paddington.

## DESCRIPTION

This good sized four bedroom family home is set in the country with the addition of approx. 2.45 acres of paddocks, a double garage, barns and an office. The accommodation comprises of two reception rooms, dining room, kitchen/breakfast room, utility and a wrap around garden room to the ground floor, with the four bedrooms, bathroom and shower room to the first floor.





## ACCOMMODATION

There is access to the property through the garden room, where a wooden and part glazed front door leads into the entrance hall with tiled floor and stairs rising to the first floor. Snug with fireplace and windows to the front. The sitting room/dining room is an open plan living area with a wood burner to both sides and double doors to the patio. Kitchen/breakfast room with an oil fired Aga, base units with wooden worksurfaces over and door to side and larder. Garden room wraps around the front and side of the property and has access to the office and double doors to the garden. Cloakroom with high level WC and wash hand basin. Utility with boiler, plumbing for washing machine and base unit with sink and drainer over and access into the garden room.

Stairs rising to the first floor landing with storage cupboard. Master bedroom is a dual aspect room with exposed wooden floor, a built in wardrobe and feature fireplace. Bathroom with panelled bath, WC, pedestal sink and double windows to the rear. Bedroom 3 is a double room with built in wardrobe and window to the front. Bedroom 2 is a double room with dual aspect windows and built in wardrobe. Bedroom 4 is a single with window to the side. Shower room with shower cubicle, WC and wash hand basin.

## OUTSIDE

The pretty garden is south facing with cherry and plum trees, mature shrubs and is mainly laid to lawn with a raised patio area ideal for entertaining. The garden continues round to the side and front with views to the lower paddock and field shelter. There is access from the house into the office and then through to the barns with stairs rising to the upper storage area. There is a double garage with a workshop, parking and paddocks in all totalling approx. 2.45 acres.

## SERVICES

Mains water and electricity. Private drainage septic tank - untested. Oil fired heating. This property has the benefit of standard broadband (Ofcom). Mobile coverage limited inside with O2, Three Vodafone and EE. Limited outside with Three and Vodafone (Ofcom).

## VIEWINGS

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

## DIRECTIONS

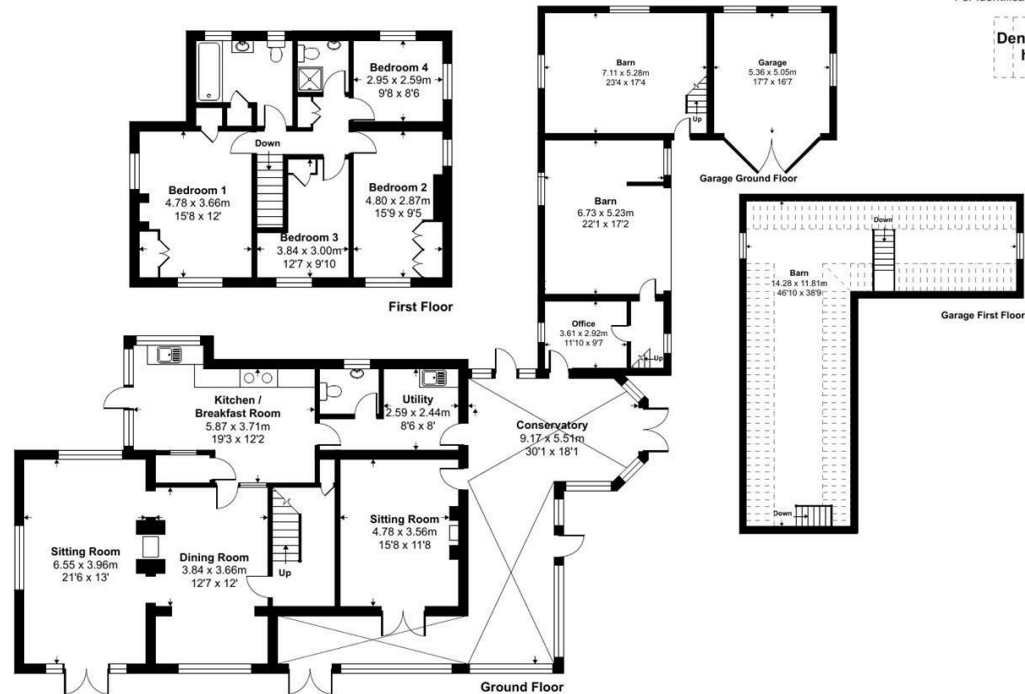
From the Stags office in the centre of Wellington proceed south passing Wellington School and go straight across at the mini roundabout into Pyle's Thorne Road. Continue to the junction with the A38 and continue straight across into Ford Road towards Ford Street. Head into the hamlet, passing the phone box on the right. Take the next left and continue down the lane for approx. 0.3 miles and Glen Elms is the first house on the left.





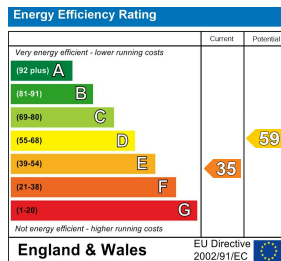
Approximate Area = 2528 sq ft / 234.8 sq m  
 Limited Use Area(s) = 538 sq ft / 49.9 sq m  
 Garage/Barn = 1765 sq ft / 163.9 sq m  
 Total = 4831 sq ft / 448.7 sq m  
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Stags. REF: 843654

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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