



Coneybeare



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Langford Budville, Wellington, Somerset TA21 0QZ

A detached barn conversion set in elevated position with rural views and paddock.

- 3/4 Bedrooms
- Spacious Sitting Room
- Two Further Reception Rooms
- Double Garage
- Freehold
- Master En suite & Family Bathroom
- Dining Room & Conservatory
- Established Landscaped Gardens
- Paddock Set in 3.64 Acres
- Council tax F

Guide Price £895,000

## SITUATION

Langford Budville is a small Somerset village, which offers access to great local Primary Schools, a picturesque church and a popular 17th century public house known as the Martlet Inn. Surrounded by beautiful countryside including the Langford Heathfield nature reserve, an area of lovely woodland with an extensive network of footpaths and bridle ways. The village lies just a four-mile distance from Wellington, which provides a wider range of amenities including banking, shopping, excellent sporting facilities and a range of Primary and Secondary Schools.

## DESCRIPTION

Coneybeare is situated up a private drive in an idyllic setting with rural views to front and provides a wealth of character and charm. The property has been skilfully refurbished by the current owners. The accommodation consists of a spacious sitting room, kitchen, snug/bedroom, study and beautiful conservatory taking advantage of the aspect and cloakroom. The ground floor layout offers flexibility. There are three/four bedrooms with bedroom 1 and 2 having a balcony and the master having a large en suite and family bathroom. Outside are landscaped gardens, double garage and paddock providing some lovely rural views. In total the plot extends to 3.64 Acres.





## ACCOMMODATION

Entrance hall with stairs to first floor and access to cloakroom, and door to a spacious sitting room with fireplace and inset log burner and exposed beams, opening into the Kitchen with a range of wall and base units, granite work surface and sink. Electric Aga, Built in oven, space for american fridge/freezer. Off the kitchen is a stunning conservatory with patio doors to the pretty courtyard garden. Dining room has a further door to rear and access to the Study and Snug/Bedroom 4. Snug/Bedroom 4 is a useful room which has parquet flooring and exposed beams and is dual aspect. Study is a light space over looking the courtyard with door to garden.

On the first floor are three double bedrooms, with bedroom 1 and 2 having a balcony taking advantage of the rural views. Bedroom 1 also benefits from a walk in wardrobe and large en suite which comprises of a white modern suite with paneled bath, shower, low level WC, wash hand basin, airing cupboard. Family bathroom with paneled bath, low WC and wash hand basin.

## OUTSIDE

The property is approach via a private drive with parking for several cars and access to the double garage. The gardens are a particular features and have a range of mature trees, plants and shrubs and area of lawn. There is a pretty courtyard garden which is enclosed with a patio and flower borders, making the ideal space for alfresco dining. Beyond the garden is access to the paddock which extends to just over 3 acres.

## VIEWINGS

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

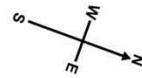
## DIRECTIONS

From our offices follow the road out of Wellington towards Milverton towards Langford budville there is a sharp S-bend turn left just after into the village. Continue up the hill and the property will be found after a short distance on the left hand side.

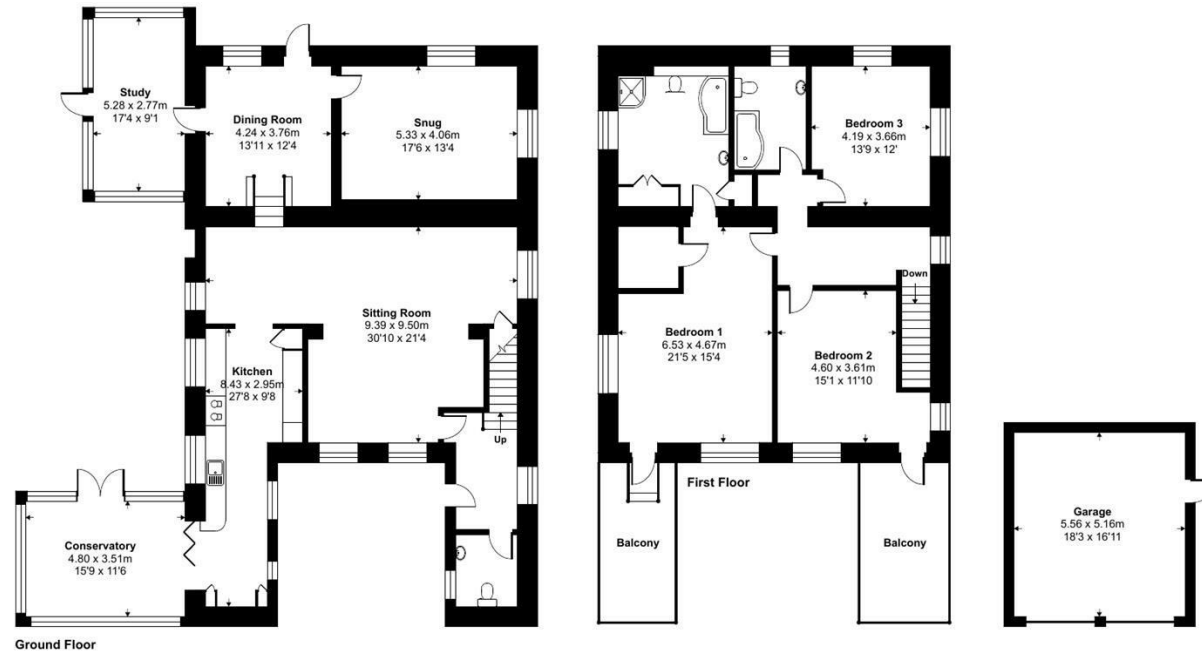
## SERVICES

Mains water and electricity. Private drainage.Oil Heating.

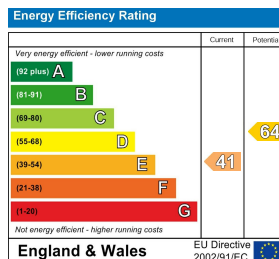




Approximate Area = 2912 sq ft / 270.5 sq m  
 Garage = 311 sq ft / 28.8 sq m  
 Total = 3223 sq ft / 299.4 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Stags. REF: 882467



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