



Brinscott



# Brinscott

Greenham, Wellington, Somerset TA21 0JY

Wellington 5.5 miles | Taunton 15.6 miles | M5 (j27) 6.3 miles

## Character Grade II listed 4 bedroom farmhouse with period features close to Grand Western Canal

- Character Farmhouse
- Kitchen and Utility
- 3 Further Bedrooms
- Set In Approx. 1 Acre
- Council Tax F
- 3 Reception Rooms
- Master Suite
- Garden and Outbuildings
- Close to Grand Western Canal
- Freehold

Guide Price £850,000

### SITUATION

Brinscott is situated in a wonderful location close to the Grand Western Union canal and the hamlet of Greenham. Greenham is a small hamlet with a range of mainly period properties, situated within five miles of Wellington. Wellington provides a good range of shopping and leisure facilities. The area affords exceptional schooling for all ages with a village school in Holcombe Rogus which feeds directly into Uffculme School which has an excellent reputation. For independent schools Wellington School and Blundells are within easy reach. Greenham provides easy access to beautiful rolling countryside but remains very accessible with the M5 with junctions 26 and 27 being nearby. The County Town of Taunton is eleven miles. There are regular rail services from Tiverton Parkway and Taunton to London Paddington in under two hours.





## DESCRIPTION

Grade II listed house with character features including beams and inglenook fireplaces with the benefits of solar panels and underfloor heating. The property boasts 3 reception rooms with a kitchen/breakfast room and utility to the ground floor with a master suite and 3 further bedrooms and a family bathroom to the upper floor. The gardens are mostly laid to lawn with ample parking with useful outbuildings and garage.

## ACCOMMODATION

From the entrance porch with solid door into the hallway with Oak panelling cross passage and exposed stonework with doors to all rooms with stairs rising to the first floor. Reception room with aspect to the front, fireplace, exposed ceiling timbers and under stairs cupboard. Dining room boasting an inglenook fireplace and log burner, exposed beams and flagstone flooring with French doors to the front. Kitchen with feature central island with inset hob and extractor, wall and base units with Minerva worksurfaces over, integrated dishwasher. Utility with plumbing for washing machine. Further reception room with window to the garden and door to the side with further stairs to first floor.

Stairs rise to the first floor with a gallery landing leading to all rooms. Family Bathroom with a white suite comprising freestanding bath, WC and wash hand basin which can be accessed via the hallway or bedroom 2. Master bedroom suite boasting a dressing room and en-suite. There are 3 further double bedrooms.

## OUTSIDE

A private driveway leads to a large parking and turning area. Extensive grounds which are laid predominantly to lawn with the addition of an outbuilding and garden shed, and single garage. The grounds benefit from far reaching rural views and is within close walking distance to the Grand Western Canal.

## SERVICES

Mains water and electricity. Private drainage. Electric heating. Solar Panels and Underfloor heating to ground floor.

## VIEWINGS

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

## DIRECTIONS

From the A38 heading towards Tiverton from Wellington, passing The Beambridge Inn travelling up the hill and after 1.5 Miles, turn right signposted Greenham. After 0.7 miles take the left turn signposted Westleigh and continue on the road taking the second right turn. After 0.3 mile, turn left and then immediately right and the property will be seen along the right hand side.



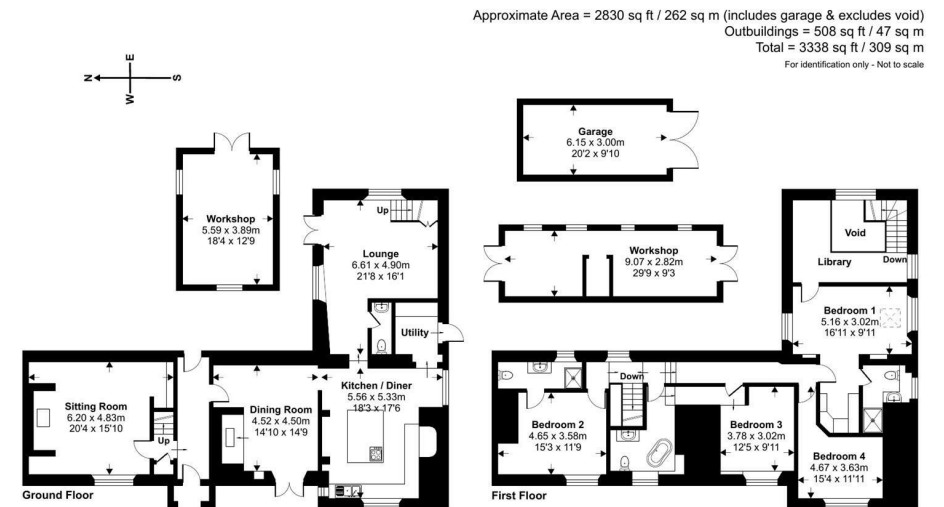




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**Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2023. Produced for Stags REF: 944402



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