



Blackberry Farm

Blackberry Farm, Langford Budville, Wellington, Somerset, TA21 0QS



Taunton - 8 Miles, Wellington - 4 Miles, M5 (J26) 4 miles

A beautiful character property with separate annexe and home office/studio in idyllic private rural location with established gardens and paddock. Set in 1.38 acres.

- Countryside Views
- Four Bedroom & Two En Suites
- Bespoke Kitchen/Breakfast Room with Aga
- Shower Room and Utility
- Two Bedroom Detached Annexe
- Home Office/Studio
- Established Gardens
- Outdoor Pool
- Paddock
- Set in 1.38 Acres

Offers In Excess Of £950,000



SITUATION

Blackberry Farm can be found on the outskirts of Langford Budville, a small Somerset village, which offers access to great local Primary Schools, a picturesque church and a popular 17th century popular 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, a theatre and a range of Primary and Secondary Schools.

DESCRIPTION

Blackberry Farm is situated down a private drive in a idyllic secluded rural but very accessible location with a wealth of character and charm. The property has been skilfully extended and refurbished by the current owners. With the useful addition of a self contained detached annexe and home office. The accommodation consists of a stunning open planned kitchen/breakfast room with patio doors to a terrace, separate dining room and triple aspect sitting room, there is also a useful utility room. There are four bedrooms in the main house two of which are en suite with a further shower room and bedroom on the ground floor. The annexe has recently been completed and is self contained and consists of two bedrooms on the first floor, open plan kitchen/diner/sitting room and shower room on the ground floor. There is also a detached home office/studio and outbuilding. Outside are landscaped gardens backing onto open countryside with lovely rural views.

ACCOMMODATION

Patio doors to spacious Kitchen/breakfast room with a range of bespoke hand made units with granite worksurfaces, four door oil fired Aga and feature bread oven, single drainer sink unit, separate oven and hob, built in dishwasher, space for fridge/freezer, central island, tiled floor and exposed beams, glazed and wooden staircase to first floor. Door to utility. Dining room with fireplace, exposed stonework, continuation of tiled floor, door to sitting room; a light and airy room with triple aspect including patio doors to the terrace. Fireplace with exposed beam over and hearth and inset log burner. From the kitchen there is a useful utility and access to Bedroom 4 and the shower room which has newly been completed with double shower cubical, low level WC wash hand basin and towel rail.

There are three further well proportioned bedrooms on the first floor with two having the benefit of en-suites one being a bathroom and the other a shower. In addition the master bedroom benefits

from a dressing area, All rooms have stunning views across open countryside.

The annexe is self contained and provides open plan living on the ground floor with a Kitchen/dining area at one end which consists of a range of bespoke oak units with worktops, electric Aga and feature spiral staircase to first floor. At the other end of the room is the sitting area with the whole space having a light and airy feel. In addition on this floor is a shower room. On the first floor are two double bedrooms, with storage into the eaves both having a pleasant aspect. The accommodation provides flexibility for many incoming buyers.

OUTSIDE

There is a driveway that provides ample parking for numerous vehicles and a turning space, which in turn leads to the useful outbuilding and Home office/Studio. The front and rear gardens have been cleverly landscaped with a range of mature plants and shrubs with area of lawn, deep paved patio areas and swimming pool. Fencing divides the garden a gate gives access to the paddocks. In total the plots extends to 1.38 Acres. The gardens have a open aspect over the neighbouring farmland.

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, before you get Langford budville there is a sharp S-bend turn right toward Nynhead and the driveway to Blackberry Farm will be found approximately half a mile on the right hand side.

SERVICES

Mains electricity. Private water and drainage. Oil heating.



