



South Gundenham Farm





# South Gundenham Farm

Langford Budville, Wellington, Somerset TA21 0QR

Wellington 2.2 miles | Taunton 8.3 miles | M5 (j26) 3.3 miles

A handsome 7 bedroom detached property situated in its own gardens and grounds of 6.75 Acres with a 2 bedroom cottage.

- Detached Period Farmhouse
- 2 Reception Rooms
- 2 Kitchen/Breakfast Rooms
- 7 Bedrooms
- 2 Bed Cottage
- Grounds Extending to 6.75 Acres
- Garage and Parking
- Freehold
- Council Tax H

Guide Price £1,150,000

## SITUATION

South Gundenham Farm is situated 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 local pub 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, cinema and a range of Primary and Secondary Schools.

## DESCRIPTION

A handsome detached property with period features situated in its own gardens and grounds with views to the Blackdown Hills and comprises 2 reception rooms, 2 kitchen/breakfast room, pantry and utility with 7 bedrooms, 2 bathrooms and a shower room to the first floor. The separate cottage is attached to the main house and comprises 2 bedrooms, sitting room, kitchen, bathroom, utility and store. The gardens and grounds extend to 6.75 acres, and are divided into two paddocks with a manege. The property now requires some updating but lends itself to multi generational living.





## ACCOMMODATION

The gravelled front leads to the covered porch and into the entrance hallway with stairs rising to the first floor. Sitting room with feature fireplace and woodburner with mantle over and window to the front. Dining room with fireplace and woodburner and French doors to the front and built in cupboard and door to the inner hall with a set of stairs to the cellar. Kitchen/breakfast room with a range of base units with work surfaces over, double sink unit with window to the courtyard, central island, double oven and hob with extractor over, built in larder cupboards with French doors to the decked area to front, ideal for alfresco dining. Utility with base units and inset sink and larder cupboard with window to the courtyard and door to the store with access to the garage. From the hallway, there is a useful utility and separate WC, French doors leading into the greenhouse, occupying the side of the house and round to the front. There is a further second kitchen/dining room with a range of units, sink and door to rear lobby giving access to the courtyard. The layout has been designed for multi generational use.

The first floor is accessible via the two staircases are the 7 bedrooms along with 2 bathrooms and a shower room with a further set of stairs to the attic.

## COTTAGE

From the side of the main house, the entrance to the cottage is through a separate front door. From the storm porch into the hallway with stairs rising to the first floor. Kitchen/Dining room with wall and base units, oven and window. Sitting room with window to the side and fireplace. The hallway leads round to the Bathroom with panelled bath, low level WC and wash hand basin. Utility with sink unit and cupboards below and a door to the inner courtyard and a further door to the outside. The first floor has 2 bedrooms, both with windows to the side. There is a garden to the front of the cottage with mature shrubs and mainly laid to lawn.

## OUTSIDE

The gardens sit to the front of the main house and are mainly laid to lawn with mature trees and shrubs and views to open country side and beyond. The property is approached over a shared driveway where there is parking to the side of the property with a gate leading to the gravelled drive. To the front and side of the property are the paddocks.

## SERVICES

Private water and private water supply and private drainage. Mains electricity. Biomass boiler for heating.

## VIEWINGS

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

## DIRECTIONS

From our offices follow the road out of Wellington on the B3187 towards Milverton. After approx 0.6 miles, at the 30 limit sign, Gundenham Farm will be seen on the right hand side. Turn into this lane and South Gundenham Farm is at the end.

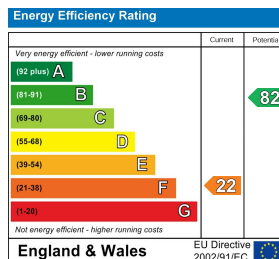


Approximate Area = 7051 sq ft / 655 sq m (includes garage & excludes courtyard)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Stags. REF: 883265



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