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Willow Acre Barn





Wellington 3 miles / M5 (J26) 5 miles /  
Taunton 9 miles

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A spacious and characterful property with 5 double bedrooms in a rural yet accessible location offering versatile living with useful outbuilding with potential for further development subject to PP.

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- Character Period Property
- 5 Bedrooms
- Farmhouse Kitchen and Utility
- Sitting Room
- Kitchen/Dining Room
- Family Room and Office
- Offering Flexible Living
- Delightful Gardens
- Modern Outbuilding
- Set in just under 2 Acres

Guide Price £895,000



### SITUATION

Willow Acre Barn lies in a fine rural yet accessible location approximately 1 mile from Langford Budville boasting plentiful walks in all directions and Langford Heathfield wildlife trust on the doorstep, church, primary school and public house and 2 miles from the conservation village of Milverton. Wellington is within 2.5 miles where an excellent selection of shopping, recreational and scholastic facilities can be found together with easy access to the M5 motorway situated on the eastern outskirts of the town. The County Town of Taunton is within 9 miles where an even greater selection of facilities can be found together with a main line rail link to London Paddington.

### DESCRIPTION

A spacious and characterful property in a rural yet accessible location offering versatile living accommodation which could be used for multi generations. With farmhouse kitchen/dining room, sitting room, family room/studio, office, play room and utility. The first floor boasts 5 bedrooms, 2 with en-suites and a family bathroom. Set in just under 2 acres of garden with parking and a modern barn, which offers scope to develop further subject to the necessary planning consents or for multiple uses such as stabling or business use.

### ACCOMMODATION

Covered storm porch with wooden front door leading into the hallway with feature central dividing staircase rising to the first floor with galleried landing. Sitting room with feature fireplace with wood burning stove and tiled hearth, wooden beams to the ceiling, wooden flooring, sliding doors giving access to the patio area and garden and window. A door leads into the Office with oak flooring and window. Cloakroom with low level WC, wash hand basin and tiled splash back. Kitchen/Dining room with French doors leading to the garden and window overlooking the front. Kitchen is a double aspect farmhouse kitchen with Aga cooker, wall and base units with wooden work surfaces over, Belfast sink, window overlooking the garden, exposed beams, tiled flooring and door through to the double aspect Family room/Studio. The rear

lobby has access to the front and leads to the utility and the play room making it a potential annexe. The utility has wall and base units with work surfaces over and door to the garden. Play room with window looking towards the garden.

The first floor landing leads to all double bedrooms. Bedroom 1 is a double aspect room with airing cupboard and en-suite shower room with cubicle shower and low level WC, wash hand basin with tiled splash back and Velux window. Bedroom 2 with window to the rear. Bedroom 3 with Velux window. Bedroom 4 with window to the rear. Bedroom 5 with window to the front and en-suite shower room. Family bathroom with panelled bath and low level WC, wash hand basin and tiled splash back.

### OUTSIDE

The extensive grounds adjoin farmland and although it is mainly laid to lawn, it is divided into several informal areas with terracing, ornamental trees and shrubs and orchard. There is a useful storage shed and polytunnel and the grounds are large enough for grazing livestock or horses. There is also a modern outbuilding that is fully enclosed comprising of two floors with power, ideal for various uses (subject to planning permission) adjoining the parking area.

### SERVICES

Mains electricity and water, shared septic drainage. Oil.

### VIEWINGS

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

### DIRECTIONS

From Wellington take the B3187 north towards Milverton. Continue for about 3 miles and pass the left hand turn to Langford Budville. Continue for a short distance down the hill towards Milverton and the entrance to the property is the first on the right hand side.



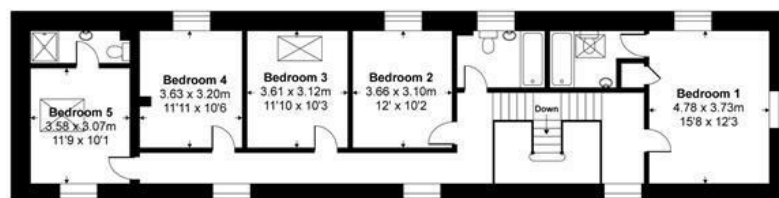
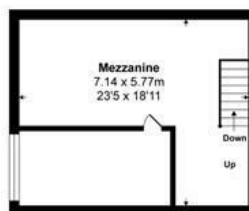
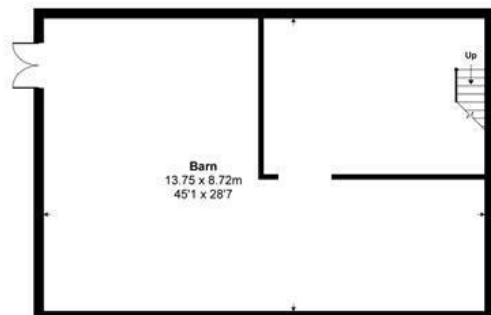






Approximate Area = 2949 sq ft / 273.9 sq m  
 Outbuilding = 1843 sq ft / 171.2 sq m  
 Total = 4752 sq ft / 441.4 sq m

For identification only - Not to scale



First Floor



Ground Floor



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Stags. REF: 760352.

These particulars are a guide only and should not be relied upon for any purpose.

7 High Street, Wellington, Somerset, TA21 8QT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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