



Brockney House



Wellington town centre 2.7 miles, Junction 26 M5 4.5 Miles, Taunton town centre 8.5 miles. Tiverton 16 miles.

A character cottage providing four bedroom with established gardens and garage, set in just under an acre.

- Four Bedrooms
- Family Bathroom & En Suite Shower Room
- Kitchen & Dining Room
- Sitting Room
- Conservatory
- Established Gardens & Garage
- No Onward Chain
- Set in approx 0.8 Acres
- Freehold
- Council Tax Band F

Guide Price £625,000

SITUATION

Brockney House lies in the heart of this popular village which benefits from amenities to include primary school, excellent public house and a large modern village hall offering a wide variety of activities. Adjoining the village is Langford Heathfield Nature Reserve, a Somerset Wildlife Trust second largest nature reserve at 226 acres. There are various landscapes which include ancient woodland, heathland and ponds. The town of 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 of the property where an excellent range of facilities can be found together with a main line rail link to London Paddington.

DESCRIPTION

Brockney House is a detached property which has been extended over the years and is coming onto the market for the first time in 46 years. The accommodation comprises of a spacious hallway with secondary staircase leading to bedroom 3, sitting room, dining room, kitchen, garden room. First floor landing with doors to a further three bedrooms with master en suite and family bathroom. Outside there are established garden extending too 0.8 acre with a range of specimen tree and plants. Garage. The property is offered for sale with no onward chain.

ACCOMMODATION

Front door into the spacious entrance hall, storage cupboard, access to garage and stairs to bedroom three with wash hand basin, eaves storage, window to side aspect and built in wardrobes. Utility with door to the rear garden and cloakroom. Off the hallway is the door to the sitting room with inglenook fireplace, log burner, exposed beams and dual aspect. Dining room with dual aspect, storage cupboard and door to both the conservatory and kitchen. Door to the kitchen with a range of wall and base units granite work surfaces, induction hob with extractor fan over, double oven, one and half sink, tiled flooring, integrated dishwasher and dual aspect. Conservatory with double

doors leading out to the rear garden.

To the first floor landing, window to rear, storage cupboard and door to the principal bedroom with built in wardrobes, window to front aspect and en suite shower room. Bedroom two with window to front aspect and built in wardrobes, bedroom four with window to front aspect. Family bathroom with bath, shower screen, w.c and wash hand basin.

OUTSIDE

The gardens are particular feature and have been landscaped over the years. Mainly laid lawn with well stocked flower borders, fernery bed and mature trees including some specimen trees and fruit trees. There are various seating areas, feature pond, raised vegetable beds, greenhouse and shed, Enclosed mainly by hedging. Garage with electric door.

VIEWINGS

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

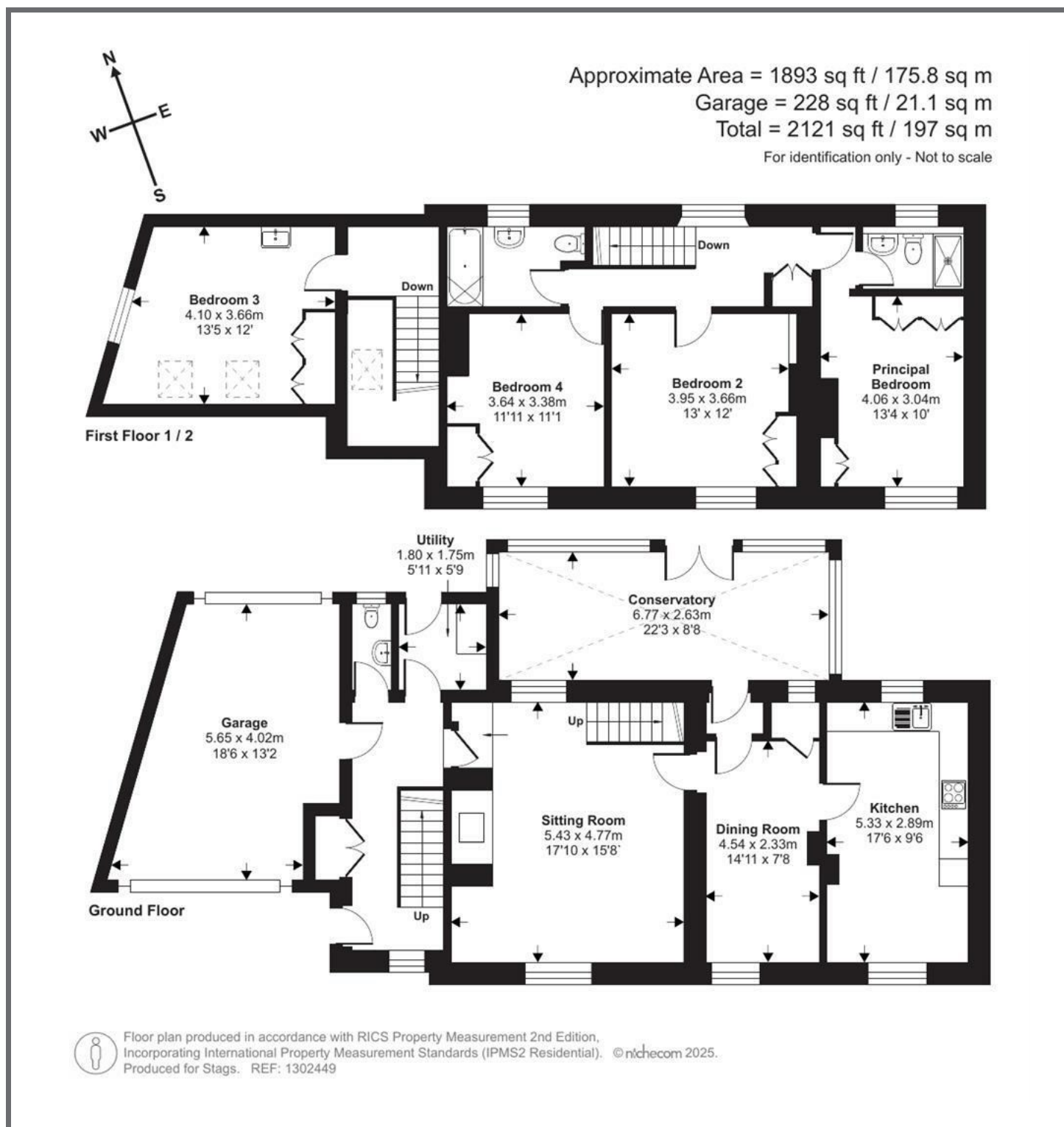
SERVICES

Mains water, electricity and drainage. Oil fired central heating. Part of the property has spray foam in the loft. This property has the benefit of ultrafast broadband(Ofcom), Mobile coverage limited inside with 02, Vodafone. Likely outside with 02, Vodafone, Three & EE(Ofcom).

DIRECTIONS

From our office in High Street turn right at the traffic lights into North Street signposted Milverton. After approximately 2 miles on the second part of an S bend turn left signposted Langford Budville. Continue into the village and immediately after the church turn right, the property will be seen after a short distance after the primary school.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F	42	78
(35-40) G		
(1-34) H		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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