Malthouse Barn, Malthouses

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Malthouse Barn, Malthouses

Runnington, Wellington, Somerset, TA21 0QL

An impressive five-bedroom barn conversion positioned on the outskirts of Wellington.

- Five bedroom barn conversion
- Set in 11.93 acres
- Kitchen
- Outside Kitchen
- Council Tax Band G
- Impressive far - reaching views
- Open plan day room/dining room
- Sitting room
- Outbuildings
- Freehold

Guide Price £1,850,000

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SITUATION

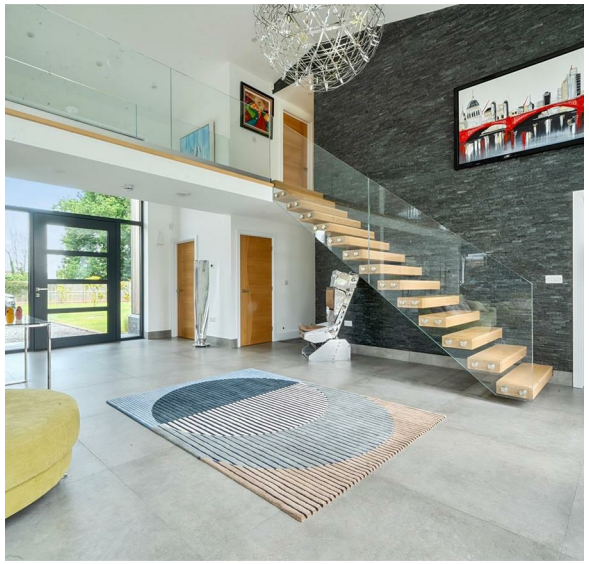
Runnington is an attractive and peaceful rural hamlet set amidst gently rolling countryside, approximately 1.7 miles from the market town of Wellington. Wellington provides a good range of shopping, educational and recreational facilities, together with convenient access to the M5 motorway via Junction 26 on the eastern outskirts of the town. The County Town of Taunton lies approximately 8 miles away and offers a more extensive range of amenities, including a mainline railway station with regular services to London Paddington.

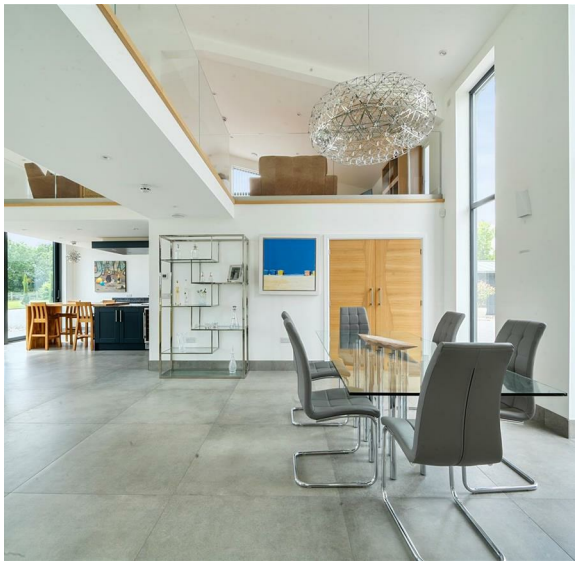
DESCRIPTION

A well-presented Class Q barn conversion located on the outskirts of Wellington, with far reaching views over open countryside. The property comprises five bedrooms, three with en-suite facilities, a kitchen, open-plan day room/dining area, sitting room, utility room, snug area which is open to the ground floor, family bathroom, and cloakroom. Externally, the property extends to approximately 12 acres and includes a single garage, carport, workshop, a separate store room and boot room, a synthetic decking area, and an outdoor kitchen.

ACCOMMODATION

A striking entrance door opens into an impressive open-plan day room and dining area, where sliding doors frame and lead out to far-reaching views. This space flows into a well-appointed kitchen fitted with a range of matching wall and base units, complemented by granite worktops as well a wooden breakfast bar. Integrated appliances include a full-height fridge and a full-height separate freezer, wine fridge and double eye-level oven. A central island incorporates an induction hob with extractor over, while the kitchen area also benefits from a dishwasher and sink unit. A door leads to a useful utility room, again fitted with matching units and wooden worktops, incorporating a sink and providing space for a washing machine and tumble dryer, a further door give access to the side of the property. A separate sitting room also enjoys sliding doors to the outside, while internal windows enhance natural light throughout the hallway. The property features underfloor heating throughout, with subtle plinth lighting adding a refined touch to both the hallway and bathrooms. From here, access is provided to bedroom three, which benefits from sliding doors, a dressing area and an en suite with shower, WC and wash hand basin. Bedrooms four and five both include built-in wardrobes and are served by the family bathroom, fitted with a bath, separate shower cubicle, WC and wash hand basin. The ground floor is further complemented by two storage cupboards and a cloakroom.





A floating staircase, set against a contemporary synthetic tiled feature wall, rises elegantly to the first floor. The impressive principal bedroom is complemented by a well-appointed dressing area fitted with an extensive range of built-in wardrobes. The en-suite features a freestanding bath, separate shower cubicle, WC and his and hers wash hand basins. Sliding doors from the bedroom open onto a private balcony, enjoying delightful views across the wild meadow. Bedroom two, currently utilised as a home office, benefits from bespoke fitted wardrobes designed for shoe storage, together with a contemporary en-suite comprising a shower, WC and wash hand basin. A plant room is also located to the first floor. A glazed bridge landing with glass balustrading creates an impressive architectural feature, leading to the mezzanine level, currently arranged as an attractive snug with an appealing elevated outlook.

OUTSIDE

The property is approached via a private driveway with electric gates providing secure access. A gravelled driveway leads to a former hay barn, now utilised as a garage with an electric roller door, car port and workshop housing the boiler. In addition, there is a separate store room with a roller door, alongside a useful boot room with cloakroom facilities, offering potential for conversion to a home office, subject to the necessary consents. A gate along the northern boundary provides direct access to a nearby public footpath. The gardens surround the property and are attractively planted with a variety of shrubs and flowering plants. Adjoining the main garden is a separate paddock, currently established as a wild meadow, complemented by a selection of fruit trees, raised beds and a 16ft x 32ft polytunnel. To the southern elevation, further gardens include an attractive decking area ideal for entertaining, together with an outdoor kitchen featuring a BBQ, power supply and space for a refrigerator. Beyond lies a pasture field with independent access, bordered by a recently planted mix of trees including oak, birch, cherry blossom, hawthorn and rowan. In total the plot extends to 11.93 acres.

SERVICES

Mains drainage, electric and water. Oil central and underfloor heating. Heat recovery ventilation system. Water heating solar panels. Mobile coverage is good outdoor with EE, O2, Three and Vodafone (Ofcom). This property has the benefit of superfast broadband (Ofcom). The vendor reports that they use Vodafone within the property and do not experience any issues.

VIEWINGS

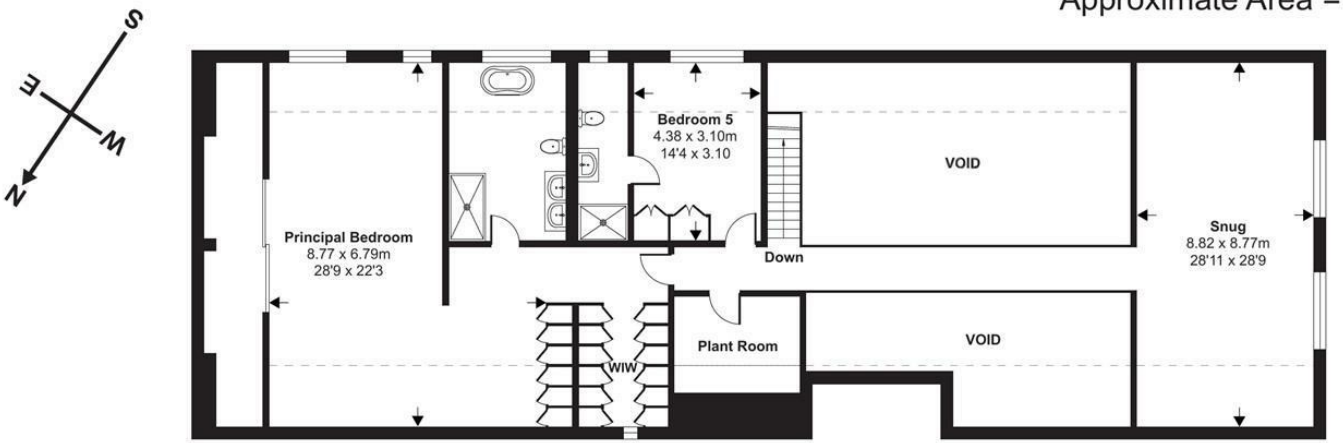
Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

DIRECTIONS

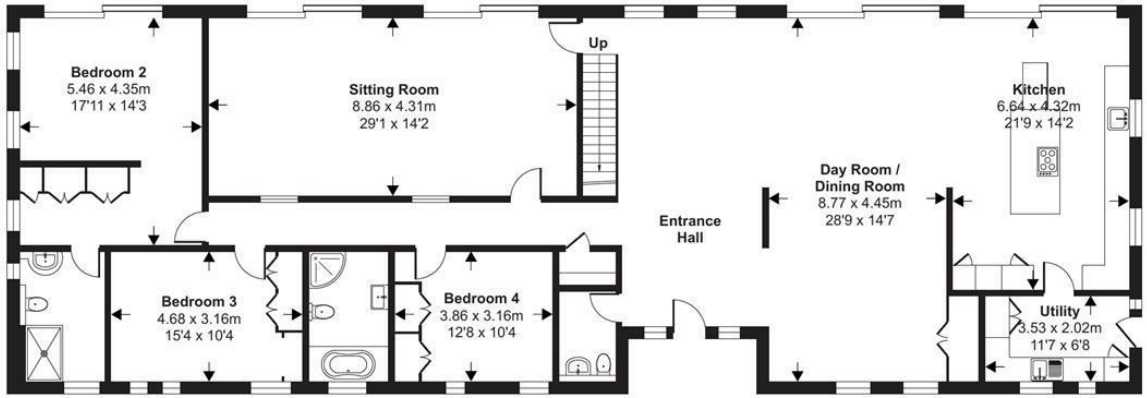
From the Wellington office, turn right onto North Street and continue along the road through Tonedale. After leaving Tonedale, the driveway is on the right-hand side.

Approximate Area = 3942 sq ft / 366.2 sq m (exclude carport & voids)
Limited Use Area(s) = 477 sq ft / 44.3 sq m
Garage = 265 sq ft / 24.6 sq m
Outbuilding = 594 sq ft / 55.1 sq m
Total = 5278 sq ft / 490.2 sq m

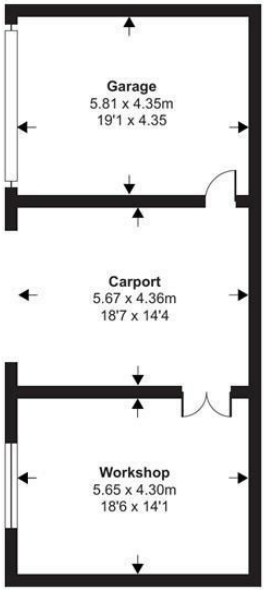
For identification only - Not to scale



First Floor

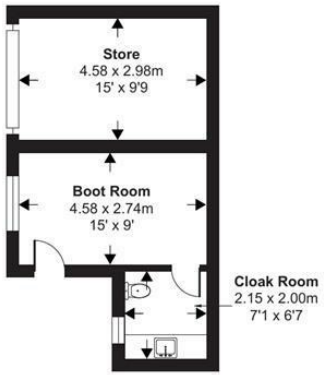


Ground Floor



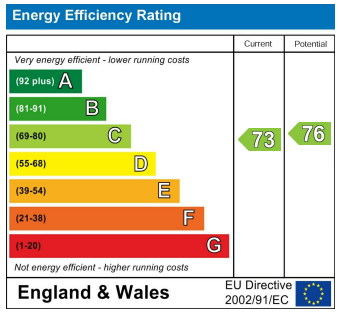
Garage / Outbuilding 1

Denotes restricted head height



Outbuilding 2 / 3

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1469874



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