

Blockhouse Farm

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Blockhouse Farm, Nynehead

Wellington, Somerset, TA21 0BU

Wellington 3 miles | Taunton 8.1 miles | M5 (j26) 3.8 miles

Attractive family home with 7 bedrooms and a 2 bed adjoining barn conversion set in 13.9 acres.

- 7 Bedrooms
- Sitting Room & Garden Room
- Established Gardens
- Barn Partly Converted Into A Office/Studio
- Freehold
- Arranged over 3 Floors
- Kitchen and Dining Room
- 2 Bed Adjoining Barn Conversion
- Set in 13.9 acres.
- Council Tax Band E

Guide Price £1,425,000

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SITUATION

Nynehead is a sought-after village offering a charming rural setting, centred around a picturesque church and village hall. Despite its idyllic countryside position, the village is conveniently located close to Wellington, providing easy access to a comprehensive range of amenities including independent shops, supermarkets, leisure and sporting facilities, and an excellent selection of popular state and independent schools for both primary and secondary education.

The area is well served by excellent transport links, with Junction 26 of the M5 approximately 3.8 miles away, and Taunton, around 8 miles distant, offering a mainline railway station with direct services to London Paddington in under two hours. The surrounding countryside is ideal for outdoor enthusiasts, boasting a network of public footpaths and bridleways, sections of the Grand Western Canal, and attractive walks through woodland and open countryside. The Blackdown, Brendon and Quantock Hills are all within easy reach, further enhancing the appeal of this desirable village location.

DESCRIPTION

An attractive property arranged over three floors, complemented by an adjoining two-bedroom barn conversion. The principal accommodation comprises a sitting room, dining room and kitchen, together with a utility room and cellar. In total there are seven bedrooms, including three en-suite rooms and a family bathroom. The property is further enhanced by attractive landscaped gardens and a barn which has been partly converted into office/studio, alongside a beautifully converted two-bedroom barn offering open-plan living accommodation. Outside are established gardens and paddocks and in total it extends to 13.9 Acres.

ACCOMMODATION

From the porch with tiled floor, a part glazed wooden door leads into the spacious entrance hall with stairs rising to the first floor and down to the cellar. Utility with wall and base units, Belfast sink, plumbing for washing machine and storage cupboard. Lobby with double doors to the front and rear with tiled floor and further storage and access to the cottage. Cloakroom with low level WC and wash hand basin. Sitting room with log burner on a hearth, window seat with views to the front, double door to the Garden room with tiled floor, underfloor heating, views to the garden and double doors to the decking. Dining room with log burner on a hearth, chimney recess with cupboard and part glazed door. Kitchen with wall and base units with granite worksurfaces over, one and a half bowl sink unit, integrated fridge and microwave, built in Rangemaster with extractor over and door into dining room. Cellar with access from the hallway with power and light housing the boiler, solar panel controls and door to the parking area.

First floor landing with doors to all rooms. Master bedroom with views to the front, walk in wardrobe and door to en-suite with large shower, pedestal wash hand basin and low level WC. There are 4 further bedrooms, 1 with an en-suite and a family Bathroom comprising a free standing bath with window to the rear, low level WC and wash hand basin with tiled splash back. Stairs rise to the second floor with 2 further bedrooms, one with an en-suite and built in wardrobe and the other with a feature vaulted ceiling and under eaves storage. Access to the attic.













THE GRAIN STORE

The Grain Store is attached by the lobby to the main house and has an open plan living area with stairs rising to the first floor. Sitting area with French doors to the garden, wood burner on a tiled hearth, cloakroom with WC and wash hand basin. Kitchen/diner with wall and base units, sink unit with integrated oven and hob and French doors to the garden. To the first floor are 2 bedrooms and a bathroom.

OUTSIDE

The outside of the property boasts pretty gardens with an ornamental pond, mature trees and shrubs, various fruit trees and raised vegetable beds with a barn which has been divided into two sections which one area been converted into studio which is currently been used for the owners dog grooming business. The grounds extend to 13.9 acres.

SERVICES

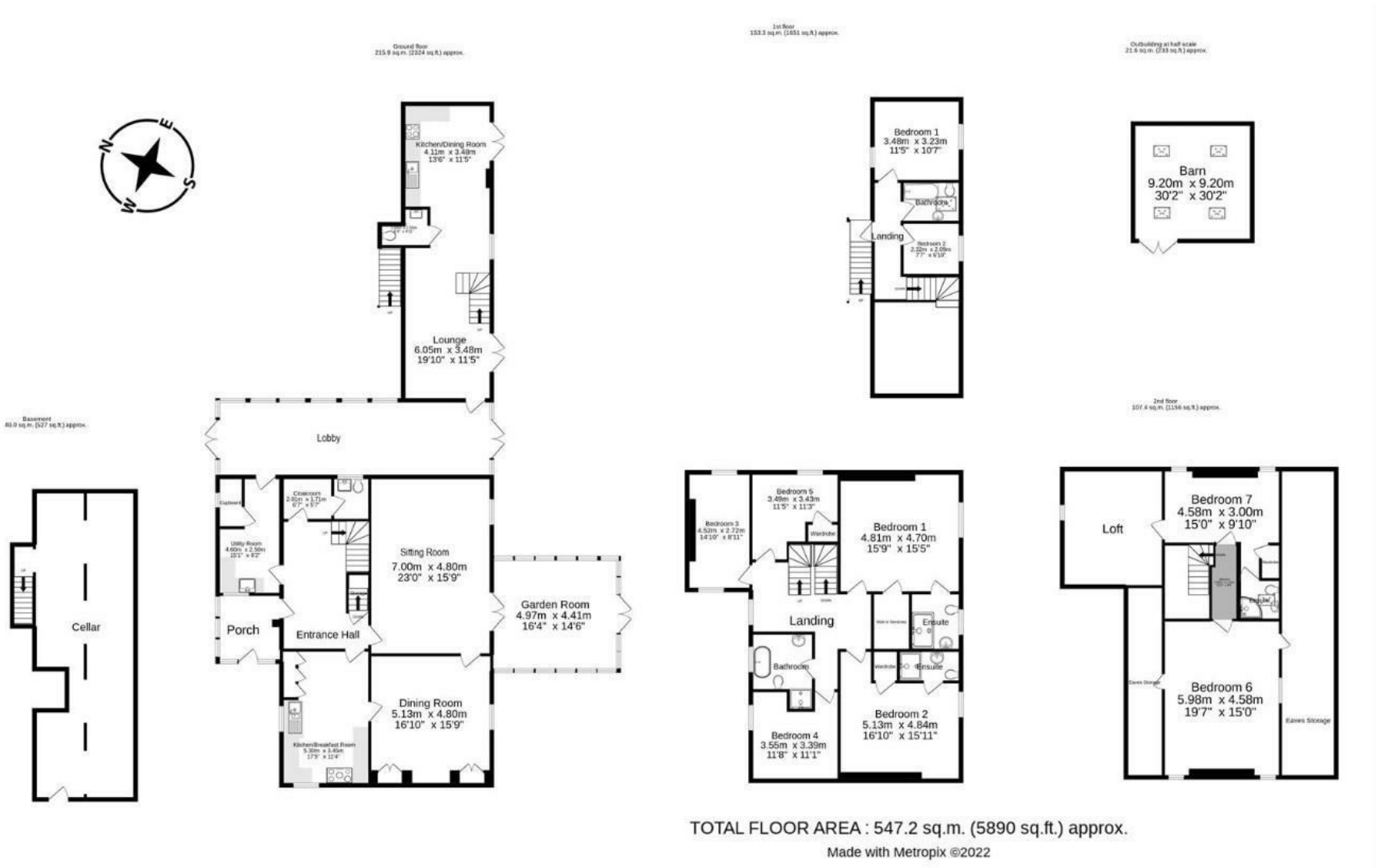
Mains electricity and water. Private drainage. Oil fired heating. Mobile coverage is good outdoor with EE, O2 and Vodafone and good outdoor, variable in-home with Three (Ofcom). This property has standard broadband (Ofcom).

VIEWINGS

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

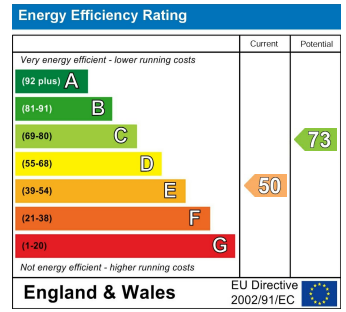
DIRECTIONS

From junction 26 of the M5 motorway head towards Wellington and at the roundabout with the A38 take the second exit signposted Wellington.
After approximately half a mile at the next roundabout turn right signposted Nynehead. Continue along this road and at the T junction, turn right towards Nynehead. Just as you enter the village, take the first left signposted Milverton and continue along this road for approx 3/4 of a mile and Blockhouse Farm lane will be seen on the right hand side. What3words: valuables.parading.sunblock



TOTAL FLOOR AREA : 547.2 sq.m. (5890 sq.ft.) approx.

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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.










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