

STAGS

The Granary

The Granary Blockhouse Farm

Nynehead, Wellington, Somerset TA21 0BU

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

A spacious barn conversion with flexible accommodation with paddock set within c. 1.35 acres.

- Four Bedrooms
- Sitting/Dining Room
- Study
- Paddock
- Freehold
- Family Bathroom & Ensuite Shower Room
- Utility & Downstairs W.C.
- Established Gardens & Carport
- Plot Extended to c. 1.35 Acres
- Council Tax Band G

Guide Price £750,000

SITUATION

Nynehead is a popular village with a picturesque church, village hall. Although rural, Nynehead is situated close to Wellington, within easy reach of an excellent range of local amenities including a variety of independent shops, supermarkets, sport and leisure facilities and a selection of popular public and state schools, both primary and secondary. Nynehead has easy access to all transport links with the M5 motorway only 3.8 miles away at Junction 26 and Taunton within 8 miles with its main line railway station linking to London Paddington in less than 2 hours. The surrounding countryside has many public footpaths and bridleways, along with part of the Grand Western Canal for walks through woodland and open countryside. The Blackdown, Brendon and Quantock hills are also within easy reach.

DESCRIPTION

A spacious barn conversion believed to date back to the 1850's with a wealth of character and charm to include exposed beams and stonework. The property comprises: Entrance hall, kitchen/breakfast room, dining room, sitting room, snug, utility room, downstairs W.C. office, mezzanine, family bathroom and four double bedrooms with the master benefitting from an en suite shower room, together with a dressing room. Outside the property benefits from ample off road parking, large carport with further store. There are attractive gardens with patio areas, paddock, field shelter and vegetable patch.







ACCOMMODATION

Oak framed entrance porch with with triple aspect glass windows, two large storage cupboards either side of the front door and two smaller cupboards above, electric controlled underfloor heating. Kitchen with slate tile floor, handmade solid wood wall and base units, space for range style cooker with extractor over, double Belfast sink, built in undercounter dishwasher and fridge. Granite work tops, floor to ceiling timber double glazed windows along one length of the kitchen and slate tile floor. Utility room with oil fired boiler, sink with drainer, wall & base units, space for washer/dryer, and door out into garden. Downstairs W.C. with wash hand basin. Snug with window to garden. Sitting room with dual aspect and wood burning stove. Office with floor to ceiling windows looking out onto the garden. Impressive dining room with vaulted ceiling, feature oak framed gable end floor to ceiling windows with patio doors which open out to the garden. Oak staircase and banister leading to first floor mezzanine with oak flooring, space for furniture and access to bedrooms via landing.

First floor landing with Velux windows, built in cupboards along one wall. There are four double bedrooms, the master benefiting from vaulted ceiling with exposed wooden cross beams original to the barn, large dressing room with fitted wardrobes and windows out onto front garden, large en suite with w/c, double shower, tile floor, heated towel rail. Family bathroom with tiled floor, corner shower, bath, W.C., wash hand basin and heated towel rail.

OUTSIDE

Electric wooden entrance gates lead onto the driveway where there is ample parking and access to a large timber carport with a further attached store with both power, light and storage above in loft space. The store at the rear provides direct access out onto the paddock. To one side of the property there is an area of lawn with pergola and raised beds along the border. There is a further area with large patio with steps up to a level lawn, various mature trees, plants and shrubs. A gate provides access from the parking area to the paddock with timber field shelter, water points, fenced off vegetable patch and chicken coop.

VIEWINGS

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

SERVICES

Mains water and electric, Oil fired heating, Shared septic tank - untested. This property has the benefit of standard broadband(Ofcom), Mobile coverage limited inside and outside with O2, Vodafone, EE and Three(Ofcom).

DIRECTIONS

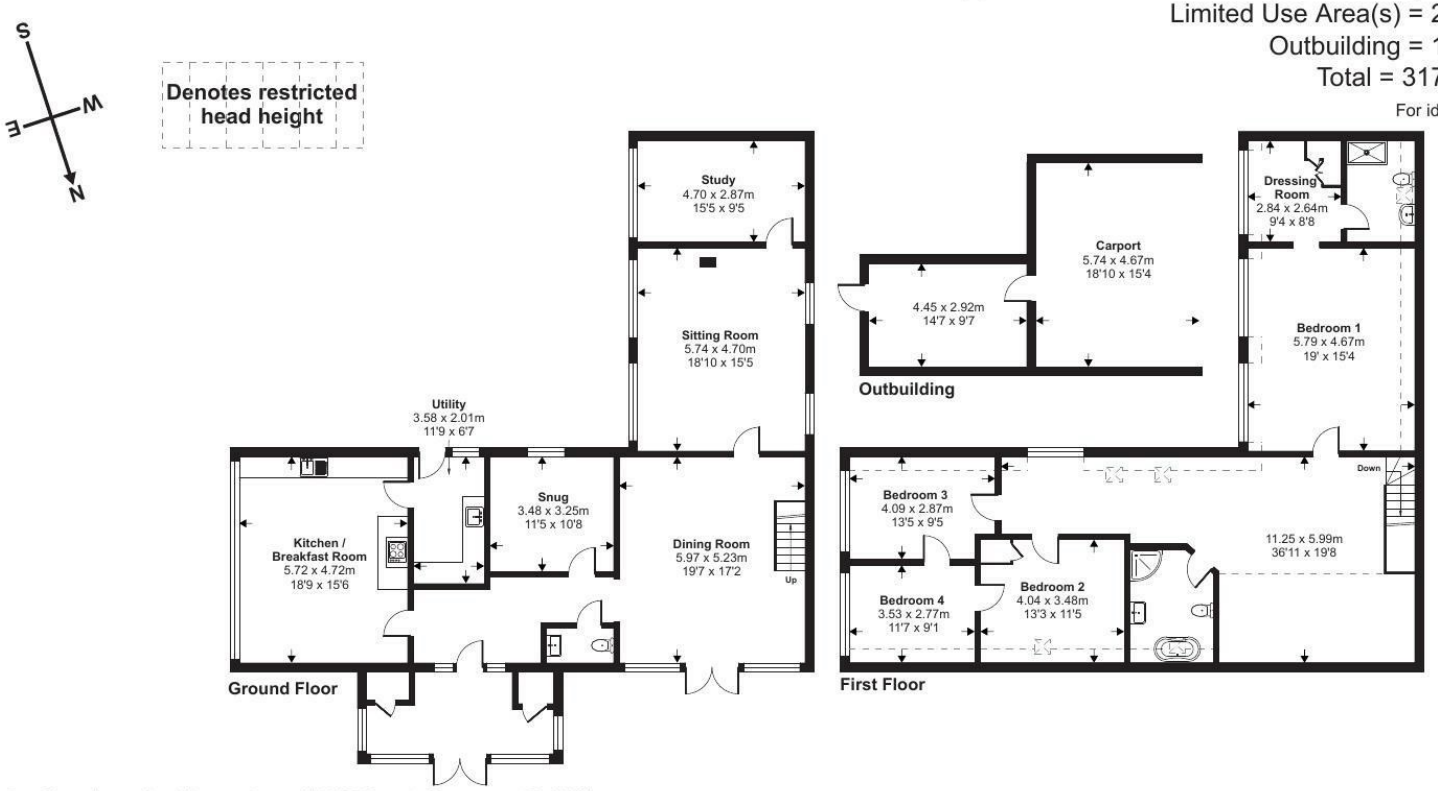
From junction 26 of the M5 motorway head towards Wellington and at the roundabout with the A38 take the second exit signposted Wellington. After approximately half a mile at the next roundabout turn right signposted Nynehead. Continue along this road and at the T junction, turn right towards Nynehead. 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. Proceed to the end of the lane and The Granary can be found on the left hand side through wooden electric gates. What3words: ///backers.batches.mailers







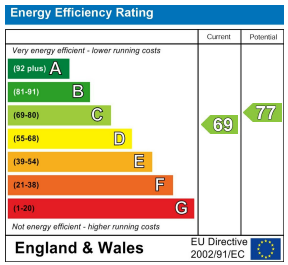
Approximate Area = 2749 sq ft / 255.3 sq m (excludes carport)
Limited Use Area(s) = 282 sq ft / 26.1 sq m
Outbuilding = 139 sq ft / 12.9 sq m
Total = 3170 sq ft / 294.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1220715

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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