

Yew Tree

Sampford Moor, Wellington, Somerset, TA21 9QL

£650,000

EPC: D Council Tax: F Tenure: Freehold Bedrooms: 5 Reception Rooms: 4 Bathrooms: 3

FINE & COUNTRY

DESCRIPTION

Yew Tree is a deceptively spacious five-bedroom detached period home, thoughtfully adapted to suit modern buyers seeking open-plan, flexible living. While embracing a sense of flow and connectivity, the property also retains private rooms, offering quiet retreats from the bustle of everyday life.

Sitting in just over 0.5 acres of established private gardens, Yew Tree offers plenty to enjoy outdoors. The grounds feature a range of versatile outbuildings, including a studio/chalet, a dedicated office, a double carport, an additional garage, and a workshop.

For those who enjoy a stroll to the local pub, the Blue Ball at Samford Moor is just around the corner, offering a welcoming spot to relax, unwind and enjoy the excellent food.

Situated just under 3 miles from Wellington, you are well placed for access to M5 J26 of the motorway and easy access to all the beautiful countryside that this area has to offer on its door step. There is an abundance of educational facilities to meet the needs of all ages.



















SELLER INSIGHT

“ Yew Tree has been our wonderful family home for over 6 years and we have made so many happy memories here. We took the decision 3 years ago to create a large open plan kitchen/dining/living space, joining together 3 separate rooms. This fantastic space has become the heart of the house.

A huge attraction for us was the privacy of the gardens and the far-reaching countryside views from the bedrooms. The countryside walks from the back door as well as the convenience of having Wellington just a short drive away are also a great advantage.

We have loved living here and hope the next owners will be as happy as we have.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP INSIDE

Yew Tree

Dating back to the early 1900s, Yew Tree retains much of its original charm, featuring high ceilings and large windows that fill the home with natural light. Thoughtfully updated and extended, the property now offers generous living space, particularly on the ground floor, where the heart of the home is the flowing open-plan living area. This space seamlessly incorporates a stylish kitchen with a central breakfast bar, a range of contemporary units with integrated appliances, and views over the rear garden. There is ample room for sofas, along with a dedicated area for formal dining, which opens onto the side gardens through double doors.

Beyond the open-plan living space, a front-facing room provides a versatile area, perfect as a playroom or home office, making it an ideal retreat to focus or unwind. To the rear, a cosy snug/sitting room with an original fireplace offers an additional space to escape, complemented by an adjoining area with double doors opening onto the rear garden. Practicality is also well considered, with a dedicated boot room, a cloakroom with plumbing for a washing machine, and a walk-in store, all conveniently tucked away.

Matching the generous living space on the ground floor, the first floor offers five double bedrooms. Both the principal and guest bedrooms benefit from en-suite shower rooms, while a well-appointed family bathroom serves the remaining bedrooms.





STEP OUTSIDE

Yew Tree

The gated driveway offers ample parking for multiple vehicles. Near the main entrance, a triple carport/garage features an enclosed area occupying approximately one-third of the space. This timber-constructed garage is complemented by a further workshop to the side.

Several outbuildings are thoughtfully positioned throughout the grounds, including a detached studio/summerhouse, which could serve as occasional accommodation, a studio, or a games room. A block-built office with room to convert into further storage/office space is a useful addition.

The grounds total just over 0.5 acres and are laid to lawn with an abundance of established shrubs, trees and bushes and enjoy complete privacy. There is a dedicated vegetable plot with raised planters and fruit cage and two greenhouses. The gardens aspect means that there is sun throughout the day.

When outside you can hear the motorway which is close by.

DIRECTIONS

Follow the A38 Wellington bypass towards Exeter until you see the signpost for Sampford Moor, just after Buildbase on the right-hand side. Continue for another mile, then take the left turn approximately 100 yards before the Blue Ball Pub. Follow this single-carriage road, and the property will be found on the right-hand side.

What3words:

https://w3w.co/regulator.hails.warms

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Approximate Area = 2344 sq ft / 217.7 sq m (excludes carport & eaves storage)
Garage = 193 sq ft / 17.9 sq m
Outbuildings = 716 sq ft / 66.5 sq m
Total = 3253 sq ft / 302.1 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 2025. Produced for Webbers Property Services REF: 1249072

NOTES/SERVICES

Mains electricity and water are connected.

Oil central heating and private treatment plant for drainage.

We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk

Note – The property is in close proximity to the motorway which can be heard when in the garden.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2019 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 5930387 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE. Printed. We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk



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