



THE SHIRE BARN

LANGFORD BUDVILLE, TAUNTON, SOMERSET

JACKSON-STOPS 

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A spacious four double bedroomed barn conversion standing in particularly large gardens in this sought after location.



DISTANCES (approximate)

WELLINGTON 3 MILES

WIVELISCOMBE 4.5 MILES

TAUNTON 10 MILES

TIVERTON 15 MILES

EXETER 25 MILES

SUMMARY

- Entrance Hallway
- Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Four Double Bedrooms, one with En Suite
- Family Bathroom
- Large Garage
- Parking
- Extensive Gardens



THE PROPERTY

Offering surprisingly spacious accommodation, The Shire Barn was cleverly designed and converted from the original Shire Barns of the nearby farm. Enjoying a somewhat elevated position, this appealing attached home provides charming and adaptable accommodation with recent updates by the present owners. From the entrance hallway there is a cloakroom with doors leading to a sizeable sitting room, having an attractive natural stone and brick fireplace with an inset log burner along with French doors out to the garden. The open plan kitchen/dining room also features French doors to the garden and leads to a utility room with useful storage. An inner hallway then leads to two bedrooms with a shower room, with an en suite bedroom on the lower ground floor and a further bedroom on the upper ground floor.



THE LOCATION

Enjoying a peaceful yet accessible location on the outskirts of Langford Budville, a favoured village with its inn, church and primary school. Excellent day to day amenities can be found in the nearby town of Wellington, less than four miles distance, while the county town of Taunton is a little further on and provides an even greater range of facilities. Access to the M5 motorway can be gained at J26 and J27 with mainline railway stations at Taunton and Tiverton with Wellington scheduled to have its own station in due course. This appealing location enjoys straight forward access to the Quantocks, The Blackdown Hills with Exmoor Park also within easy reach.



GARDENS AND GROUNDS

Outside, a driveway shared with the other barn conversions leads into a courtyard where parking is available which then leads to a large garage (14' 9" x 14' 8") with electric door, power and light. The principal gardens lie on three sides of the property, are of a particularly generous size and laid mainly to lawns with a paved terrace, timber fencing, external light and useful summerhouse/cabin with power, outside light and decking. Far reaching views are also enjoyed to the south.



LOCAL DIRECTIONS (POSTCODE TA21 ORR)
What3Words///midfield.asks.alright



PROPERTY INFORMATION

Post Code: TA21 0RR.

Services: Mains Electricity and Water. Shared private drainage. Oil-Fired Central Heating.

Council Tax Band: F. **EPC Rating:** C.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY. Telephone: 0300 123 2224. www.somerset.gov.uk

Contents, Fixtures and Fittings: Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments and statues

NB. This Floor Plan is for illustrative purposes only.
All dimensions are approximate.

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APPROX. GROSS INTERNAL FLOOR AREA: 206.6 sqm. 2224 sq.ft.



and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Viewing: By appointment with the sole agents Jackson-Stops, Taunton office. Telephone: 01823 325144.

Photographs taken and Details prepared May 2026.

For sale by private treaty with vacant possession on completion.

Important Notice: Every care has been taken with the preparation of these

particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

TAUNTON

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