MIDDLE GREEN ROAD

gth

WELLINGTON









Brunton Barn, Middle Green Road
Wellington, Somerset, TA21 9NS

Taunton Town 6.8 miles; M5 Junction 25, 10 miles; Wellington Town 1.1 miles; M5 Junction 26, 2.1 miles

2 | 4 | 3 | 170 Sqm

A rare opportunity to transform a character filled barn into a stunning countryside residence in a highly sought after rural location.

Freehold Offers in Excess of £400,000

DESCRIPTION

This charming traditional L-shaped barn, constructed from a blend of brick, block, and stone elevations beneath a slate roof, is brimming with character and presents a rare opportunity to create a truly bespoke countryside home.

Accessed via double gates leading onto a private driveway, the property benefits from ample off road parking and offers the potential to construct a triple garage, subject to the necessary consents.

Set within approximately 0.5 acres, the plot enjoys stunning far reaching views across a picturesque orchard and the surrounding countryside, providing a peaceful and idyllic rural setting.

Combining character, space, and exceptional potential, this unique property would appeal to those seeking an exciting development project, as well as buyers looking to complete and personalise a beautiful family home in a highly desirable location.

OUTSIDE

The barn sits within grounds extending to around 0.5 acres and benefits from an attractive position on the fringe of the Blackdown Hills Area of Outstanding Natural Beauty.

SERVICES & OUTGOINGS

Mains electricity is available to the property. Purchasers will be responsible for arranging a mains water connection and installing a private drainage system.

Council Tax: *NA*

PLANNING CONSENT

Full planning has been approved for conversion of the agricultural building to a residential dwelling under application reference 44/24/0017 Interested parties should make their own enquiries regarding the approved plans and any future development proposals.

SITUATION

From Chelston Roundabout, proceed along the A38 towards Wellington. After approximately 1.5 miles, continue past the junctions for Ford Road and Monument Road before turning left into Middle Green Road. Follow the road to the sharp right-hand bend and continue straight ahead along the private farm drive signposted Gillards Farm. Brunton Barn will be found on the left-hand side before reaching the farmhouse.

DIRECTIONS

What3words:///houseboat.brightly.saga

ADDITIONAL INFORMATION

Broadband: FTTP—Standard broadband is available—highest available download speed 22 Mbps, highest available upload speed 5 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/ Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).















VIEWING

Strictly by appointment with the agents

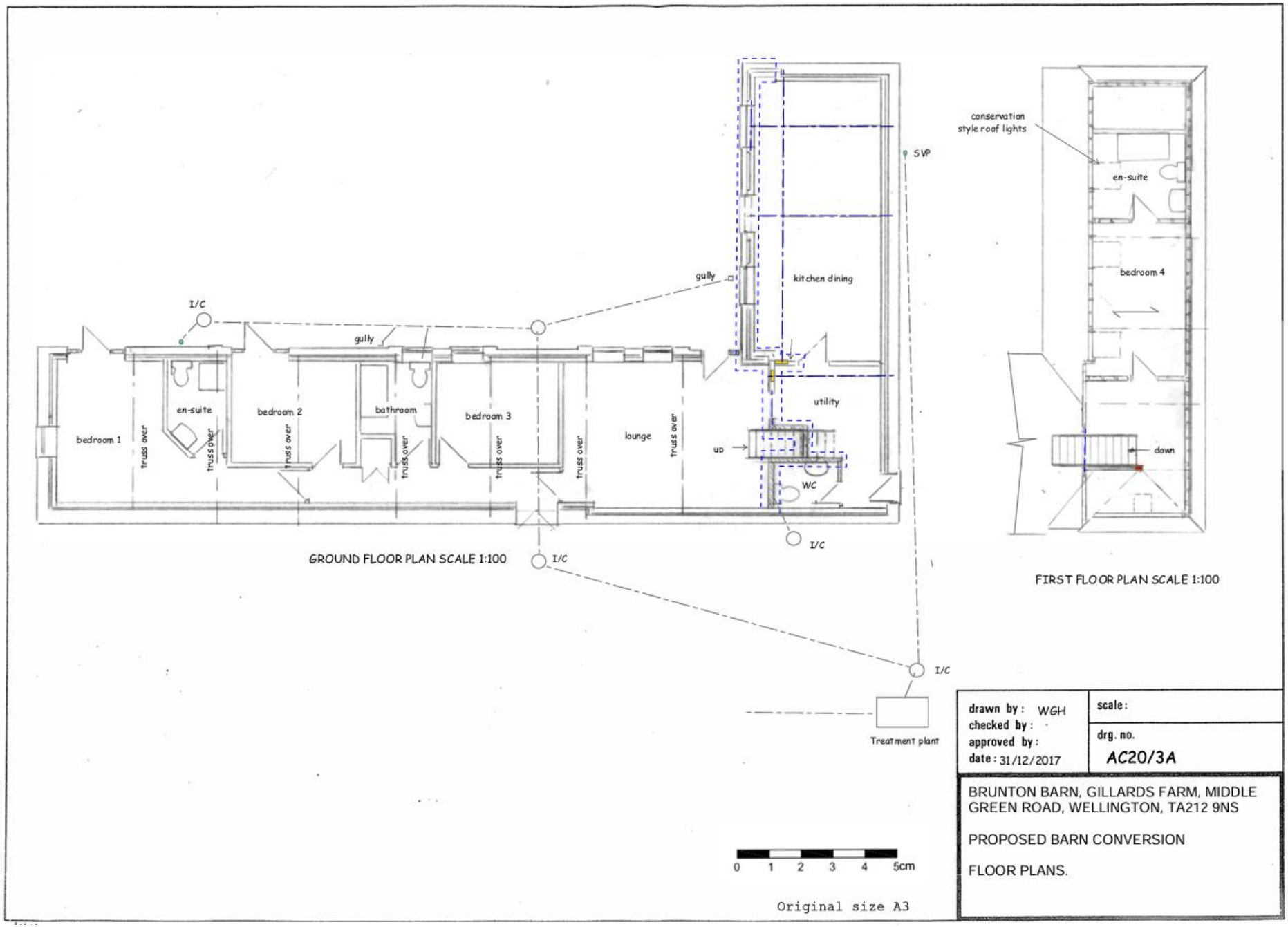
Greenslade Taylor Hunt.

13 Hammet Street, Taunton, Somerset, TA1 1RN

Email: residential.taunton@gth.net

Tel: 01823 277121 | Ref: TAU260302

GREENSLADE TAYLOR HUNT
www.gth.net



IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.









