

# SALTERS BARN

BLACKMOOR, WEST BUCKLAND, WELLINGTON, SOMERSET



JACKSON-STOPS



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## SALTERS BARN

### BLACKMOOR, WEST BUCKLAND, WELLINGTON, SOMERSET

An immaculately presented barn conversion with a substantial outbuilding and grounds of around 2.2 acres occupying a delightful rural position on the edge of the Blackdown Hills National Landscape.



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#### DISTANCES AND TIMES (approximate)

M5 MOTORWAY  
(JUNCTION 26) 1.4  
MILES

WELLINGTON 2 MILES

TAUNTON 7.5 MILES

A303 10 MILES

TIVERTON 17 MILES

EXETER 28 MILES

BRISTOL 55 MILES

TAUNTON TO LONDON  
PADDINGTON 1.45

HOURS ON THE FAST  
SERVICE

TIVERTON TO LONDON  
PADDINGTON 2 HOURS  
ON THE FAST SERVICE

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#### FEATURES

- Porch
- Reception Hall
- Impressive Open-Plan Kitchen/Dining/Family Room
- Sitting Room
- Study/Additional Sitting Room
- Boot Room
- Utility Room
- Cloakroom
- First Floor Principal Bedroom with En Suite Shower Room and Walk-In Wardrobe
- Three Further Double Bedrooms
- Family Bathroom
- Additional Shower Room
- Delightful, Well-Established South-Facing Gardens
- Large South-Facing Terrace
- Small Paddock
- Off-Street Parking for Several Cars
- Large Outbuilding comprising: Double Garage, Workshop, Stables, Office and Open-Front Barn
- In All Approximately 2.2 Acres

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## LOCATION

Salters Barn occupies a delightful rural position within the hamlet of Blackmoor, near West Buckland, on the edge of the Blackdown Hills National Landscape. Surrounded by unspoilt countryside, the property enjoys far-reaching views towards the Quantock Hills to the north, with the slopes of the Blackdown Hills rising behind the house to the south. The property is conveniently located just 1.4 miles from Junction 26 of the M5 motorway. The town of Wellington is approximately 2 miles away and is well known for its independent school (3-18 years), Waitrose store and many individual high street shops. It also has a cinema, sports centre, rugby, tennis and boules club. Taunton, the County Town of Somerset and home of the Somerset County Cricket Ground is just 8 miles away with its good shopping centre. Taunton is also well known for its excellent independent schools, namely Taunton School, King's and Queen's Colleges, and Richard Huish Sixth Form College. The area is renowned for its excellent walking and riding countryside on the Quantock, Blackdown and Brendon Hills.

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## THE PROPERTY

The house is approached from a quiet country lane onto a private driveway, where there is ample parking for several vehicles. Steps rise through the well-planted front garden to a covered porch and the principal entrance. The front door opens into a spacious reception hall, immediately giving a sense of the space and abundance of natural light found throughout the house. From here, the principal accommodation flows particularly well, with an excellent connection between the ground-floor rooms and the south-facing terrace and gardens beyond allowing the outside space to become a natural extension of the house during the warmer months. The main sitting room is a beautifully proportioned and characterful room with good ceiling heights and a substantial inglenook fireplace housing a wood-burning stove. A large window with seat beneath overlooks the gardens, whilst glazed double doors open directly onto the south-facing terrace. A further window to the front takes advantage of the far-reaching views across the surrounding countryside. Also off the reception hall is a generous study or secondary sitting room, again with glazed double doors opening onto the terrace and gardens. The open-plan kitchen/dining room is a particularly impressive space and forms the heart of the house. The kitchen is beautifully fitted with bespoke cat's paw oak cabinetry beneath granite work surfaces and incorporates a substantial central island together with a range of integrated Miele appliances. There is ample space for a large dining table as well as additional informal seating, allowing the room to work equally well as a family room. Glazed double doors once again open directly onto the terrace, whilst windows provide attractive views over the gardens and surrounding countryside. Beyond the kitchen is a boot room with plenty of storage for coats and boots and a stable door giving access to the yard and outbuildings. A substantial utility room is accessed from the boot room, where the bespoke oak cabinetry continues the theme of the kitchen and is complemented by further granite work surfaces.





## GARDENS AND GROUNDS

The house is set within beautiful gardens and grounds extending to just over two acres, with the house being well positioned within its plot. The gardens lie predominantly to the south and are mainly laid to lawn, interspersed with deep and established flower and shrub borders planted to provide interest throughout the year. There is also a kitchen garden area with raised vegetable beds, a greenhouse and polytunnel. Mature hedging, trees and stock fencing form the boundaries and contribute to the property's private and rural setting. Immediately adjoining the rear of the house is a broad south-facing terrace, accessible from each of the principal ground-floor rooms and providing an excellent space for outdoor dining and entertaining. Beyond, the gardens enjoy an attractive outlook across the surrounding countryside. To the western side of the grounds is a small copse together with a practical area for garden storage and composting, whilst to the eastern side is a small paddock, suitable for grazing and accessed either directly from the driveway or from the south-eastern boundary of the main lawn.



There is ample storage, a sink and space for laundry appliances and additional refrigeration. Off the utility room is a cloakroom together with a large airing cupboard housing twin boilers and hot water cylinder.

A beautifully made staircase rises from the reception hall to a generous first-floor landing. Velux windows flood this space with natural light and frame impressive views over the surrounding countryside, including towards the Quantock Hills. There are four generous double bedrooms and three well-appointed bath/shower rooms. The principal bedroom lies towards the eastern end of the house and benefits from an en suite shower room together with a separate walk-in wardrobe. The remaining bedrooms are similarly well proportioned and, as throughout the first floor, benefit from excellent bespoke fitted storage. A large linen cupboard on the landing provides further storage and houses an additional hot water cylinder.



## OUTBUILDING

A particular feature of the property is the substantial detached outbuilding. This comprises a large double garage with electrically operated up-and-over doors and an adjoining workshop, both offering particularly generous floor space and ceiling heights. There are also two loose boxes, whilst a former third loose box has previously been converted to provide an office, with useful loft storage above. To the rear of the outbuilding is a substantial open-fronted store, presently used for log storage but offering considerable versatility for a variety of uses. The oil tank is also housed within this area. The scale and arrangement of the building may offer potential for alternative uses or redevelopment, subject to obtaining any necessary consents.

**LOCAL DIRECTIONS (POST CODE: TA21 9PF)**  
**What3words:///digitally.surveyed.magnitude**

## PROPERTY INFORMATION

**Post Code: TA21 9PF.**

**Services:** Mains electricity and water. Oil-fired central heating. Private drainage (recently installed sewage treatment plant). Starlink broadband.

**Council Tax Band: G. EPC Rating: D.**

**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY. Telephone: 0300 123 2224. [www.somerset.gov.uk](http://www.somerset.gov.uk)

**Contents, Fixtures and Fittings:** Unless specifically mentioned in these particulars, all contents, fixtures and fittings, curtains, garden ornaments etc. are specifically excluded from the sale. Upstairs carpets are included in the sale. Certain items may be available by separate negotiation.

**Viewing:** By appointment with the sole agents Jackson-Stops Taunton office: 8 Hammet Street, Taunton, Somerset TA1 1RZ. Telephone: 01823 325144.

**Details prepared August 2026 and Photographs taken July 2026.**  
**For sale by private treaty with vacant possession on completion.**

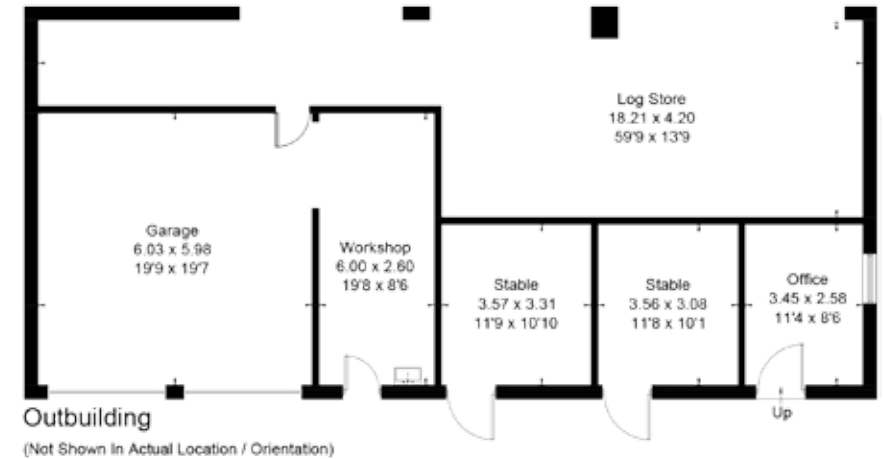
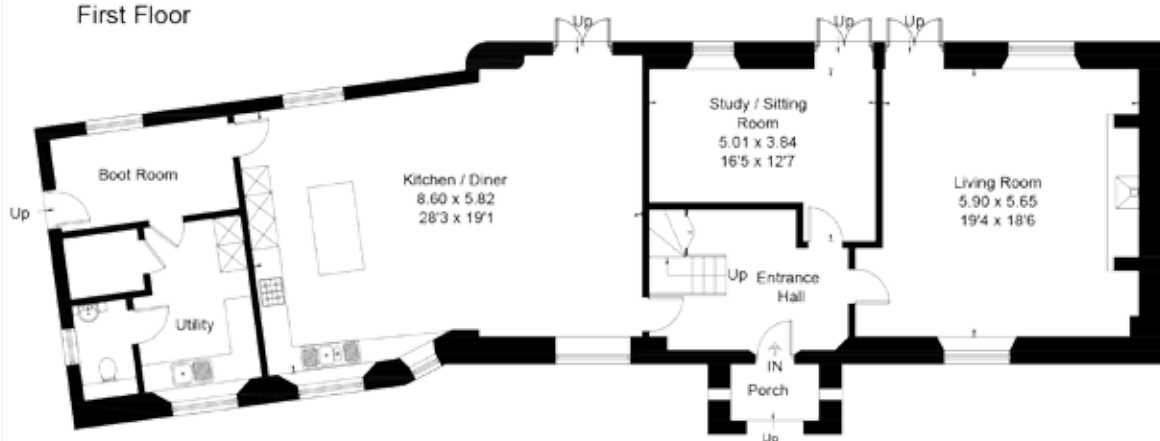
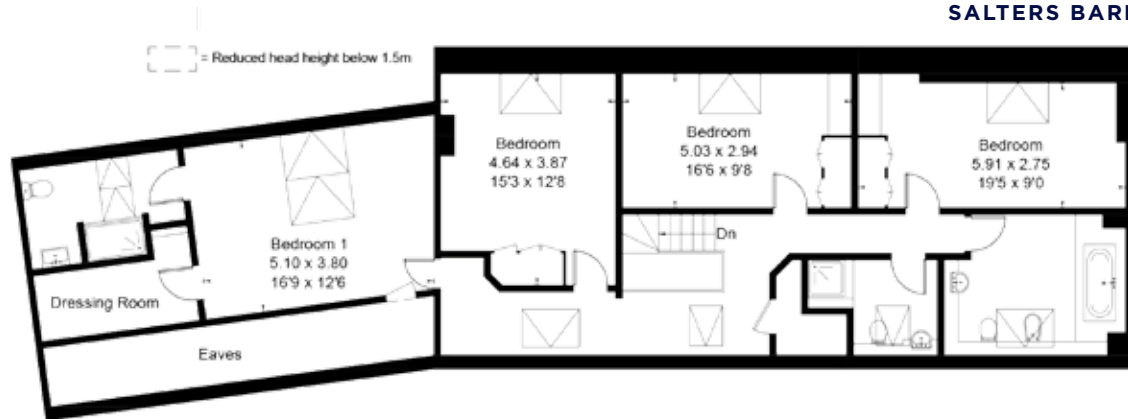




# **SALTERS BARN, BLACKMOOR, WEST BUCKLAND, WELLINGTON, SOMERSET, TA21 9PF**

Approximate Floor Area = 281.6 sq m / 3031 sq ft  
 Garage / Workshop = 52.6 sq m / 566 sq ft  
 Outbuilding = 33.3 sq m / 358 sq ft  
 Total = 367.5 sq m / 3955 sq ft

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



**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.



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