



Old Vicarage, Langford Budville, Somerset





An enchanting **Grade II listed thatched cottage** in the midst of the charming village of Langford Budville.

Summary of accommodation

Open porch | Hall | Sitting room | Dining room | Study | Kitchen/breakfast room | Utility/boot room | Cloakroom

Family bath and shower room | Attached games room | Attached tool store

Landing | Principal bedroom with walk-through dressing room/occasional bedroom to en suite shower room

Two further double bedrooms

Garden room | Garden store | Wendy house/storage | Garden | Kitchen garden | Paddock

In all about 0.95 acre

Distances

Wellington town centre 2.7 miles, Junction 26 M5 4.5 miles, Taunton town centre 8.5 miles (Bristol Temple Meads 52 minutes & Paddington 1 hour 39 minutes), Tiverton 16 miles, Exeter Airport 24.5 miles (London City Airport 1 hour)

Exeter city centre 28 miles, Bristol Airport 45 miles

(All distances and times are approximate)



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Location

The Old Vicarage is situated on the edge of the small village of Langford Budville, which including the surrounding hamlets has a population of 535. The village has a parish church, CofE primary school, the highly rated Martlet Inn, café, village hall and lawnmower shop. The nearby town of Wellington can meet most day to day needs with a good range of shops including a Waitrose supermarket plus a variety of local businesses. Taunton, the county town of Somerset, is also within easy reach. The area has good transport links too. Rail services from Taunton connect with Bristol Temple Meads (52 minutes) and Paddington (1 hour 39 minutes). Junction 26 on the M5 is a three-minute drive and Exeter and Bristol Airports are both easily accessible offering connections to UK and international destinations. The area has a wide choice of schools from both the state and independent sectors. Good schools within a reasonable driving distance include Blundells in Tiverton and the schools in Taunton, Taunton School, King's and Queen's Colleges, King's Hall Preparatory School and Richard Huish College.

Old Vicarage

Old Vicarage has a superb country village setting on the edge of the village with its large garden backing onto unspoilt countryside. The front of the house is south-facing and set back from the passing lane behind a pretty, walled front garden looking out at the village's handsome parish church. Built during the reign of George II with its upper storey added during the 19th century, Old Vicarage has two storeys at the front and a single storey behind, all sheltering under a traditional thatched roof of combed wheat reed. With its quintessentially traditional exterior it is no surprise that the house is Grade II listed and the interior is full of character too, retaining not only many original architectural fittings but also a wonderful feeling of permanence and cosiness. These fittings include good sized windows on its front that allow in plenty of natural light, an inglenook fireplace fitted with a wood burning stove in the sitting room, chamfered beams, plank doors and exposed roof timbers. It has been the home of the current owners for the past 25 years during which time it has been well maintained and today is beautifully presented. The ground floor has two principal, south-facing reception rooms plus a rear study that looks out across the garden.



The kitchen/breakfast room has windows on two sides plus a vaulted ceiling and is fitted with painted timber units, Belfast sink and an electric AGA. There is an attached games room at the rear that is accessed from the garden. Upstairs there are a total of four bedrooms, all of which face south looking out at the church, part of the village and the surrounding countryside. The principal bedroom has a walk-through dressing room/ occasional bedroom to an en suite shower room and there are two further bedrooms on the other side of the landing, which share the family bath and shower room and cloakroom on the ground floor.

Outbuildings, Garden and Paddock

The waist-high garden wall of the Old Vicarage fronts onto the junction of the passing lane and a little used lane called Butts Lane, with parking alongside the wall. Butts Lane extends along the eastern boundary of the garden. A pedestrian gate set in the garden wall opens onto a paved path leading to the front porch. Small lawns extend out on either side of the path, border with lavender, flowering shrubs and tall, shaped yew hedging for privacy. Most of the garden lies behind the house, is level and designed to be easily maintained. Areas of lawn bordered by paved paths extend out directly beside and behind the house bounded by an outer screen of trees and tall shrubs. At the bottom of the garden is a paved terrace equipped with a brick-built barbecue and alongside it is a free-standing garden room and a separate stone-built garden store. Just beyond is the kitchen garden consisting of vegetable beds and a selection of apple and plum trees. To one side of it is a pedestrian five-bar gate leading through to a small paddock. In all the garden and grounds extend to about 0.95 acre.

Services

Mains water, electricity and drainage. Underfloor heating in the sitting room. Electric AGA. Oil filled electric heaters in the bedrooms.

Directions (Postcode: TA21 ORD)

What3Words: mashing.groomed.spruced

From Junction 26 on the M5 take the A38 towards Wellington. After three quarters of a mile at the Chelston Roundabout take the second exit onto Taunton Road/B3187, signed to Wellington. Continue for just over half a mile to the next roundabout. Take the third exit onto Nynehead Road. A mile further on veer slightly left at a Y-shaped junction, signed to Langford Budville. After a short distance at the T-junction turn left. Drive for a just over a mile and a half to a T-junction. Turn right and then after a short distance left, signed to Langford Budville. After about a third of a mile you will arrive at the village. Turn right immediately after passing the parish church. You will find the property ahead after 60 yards. Please park alongside the front garden wall.



Property information

Tenure: Freehold

Local Authority: Somerset Council (www.somerset.gov.uk)

Council Tax: Band F

EPC Rating: F



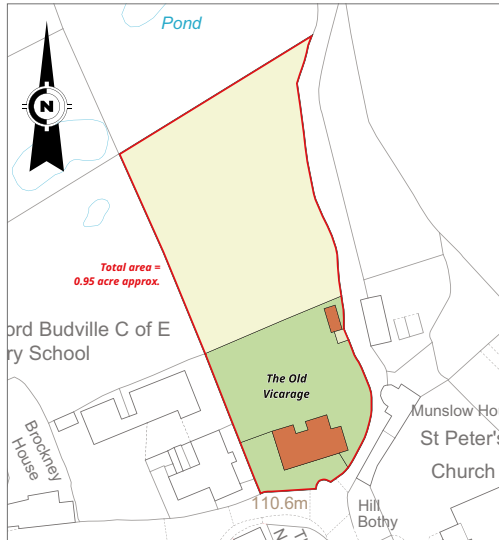
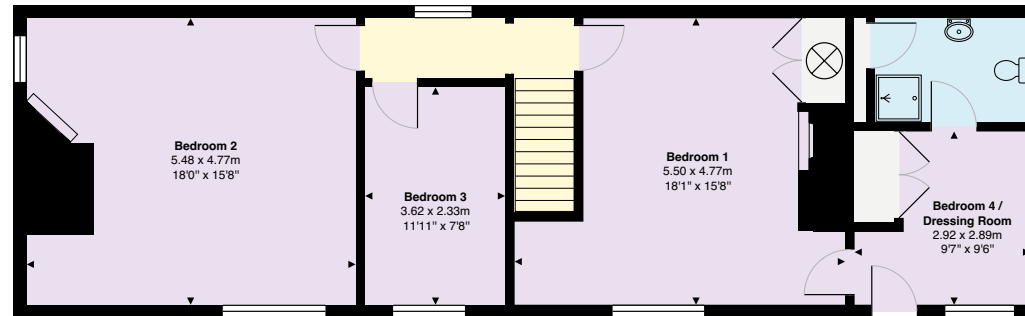
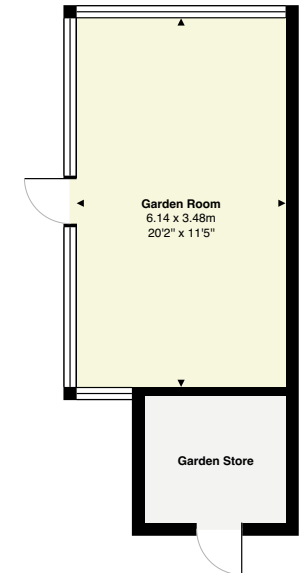
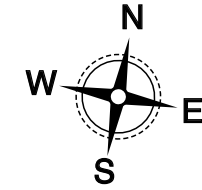
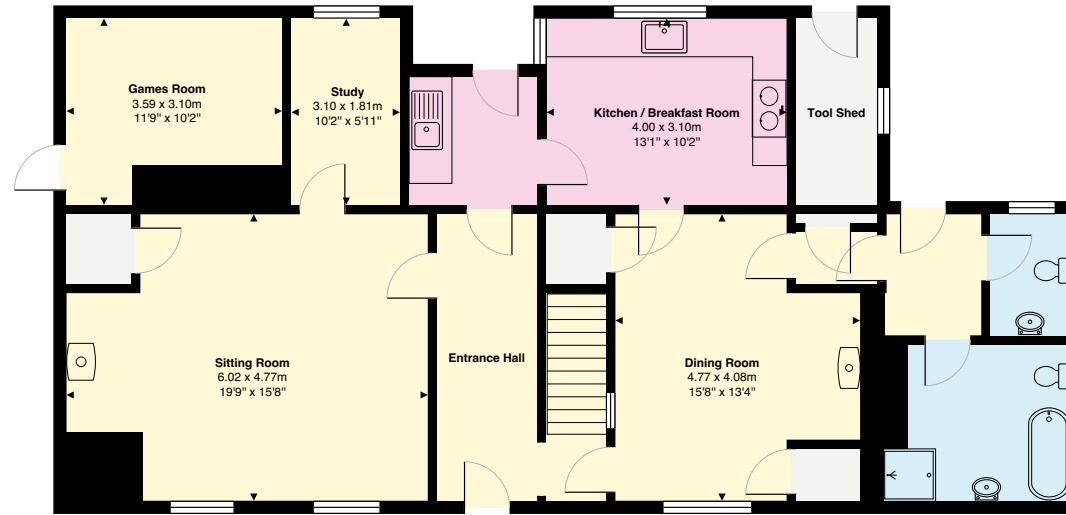
Approximate Gross Internal Floor Area

196.2 sq m / 2112 sq ft

(excluding Outbuildings)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated September 2024.

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