



Ashbrittle, Wellington, TA21 0LJ

Asking Price £950,000

An elegant period country house set in over 2 acres of gardens, offering well-proportioned rooms, seven bedrooms, chapel, spring-fed pond, and tennis court.

**Winkworth**

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## DESCRIPTION:

Kyrle House is a substantial seven-bedroom country house set within the quiet and unspoilt village of Ashbrittle.

The village of Ashbrittle is situated 7 miles from Wellington, transport links are excellent with Taunton train station offering frequent services to London Paddington arriving in less than 2 hours and the M5 motorway just 9 miles away. Devon and Somerset have a generous number of state and private schools and Kyrle House is ideally placed to access several of them.

Upon entering Kyrle House you are immediately met with a wealth of character and original features; the sitting room is light and bright with a large bay window facing the front aspect. The kitchen/dining room is in the heart of the house and provides a great space for the family to gather. The conservatory follows on, this space would be great as a home office, playroom, or additional dining space. The original kitchen has been converted into a handy utility/laundry room. The basement houses the boiler room and good-sized storage room.

First Floor: -

Located on the first floor are four bedrooms and master bedroom with ensuite. Three family bathrooms are positioned next to bedroom one, bedroom three and Bedroom seven.

Second Floor: -

Located on the second floor are three further bedrooms, loft room and bathroom.

## OUTSIDE:

The gardens and grounds extend to 2.3 acres on three sides of the house, including various planted flower beds and a selection of mature copper beech trees. A spring-fed pond is located at the bottom of the gardens along with an all-weather tennis court and small paddock.

Services: Mains water and electricity, Private drainage, Oil-fired central heating

Broadband: Limited Broadband Available Within This Postcode, (checked on Openreach 03.04)

Mobile Signal: You are likely to get fair coverage (checked on Ofcom 03.04)

Tenure: Freehold

Council Tax Band G

Directions:-

Using the what3words app, search:-

[gulped.marbles.topics](https://www.what3words.com/gulped.marbles.topics)

The property has restricted covenants, please ask us for further details.





#### AT A GLANCE:

- Seven Bedrooms
- Country House
- Conservatory
- Tennis Court
- Pond
- Cellar
- Utility Room
- Drawing Room
- Master Bedroom with en-suite

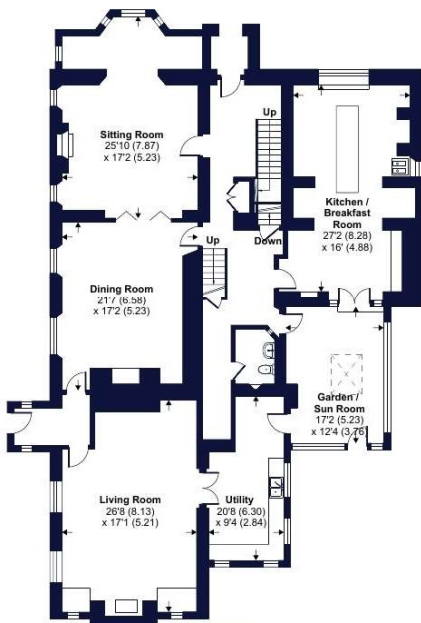
#### PROPERTY INFORMATION:

- Freehold
- Council tax Band: G
- Mains water and electric, private drainage, oil fired central heating.

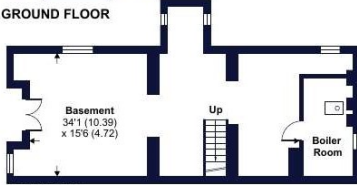
# Kyrle House, Ashbrittle, Wellington, TA21

Approximate Area = 6299 sq ft / 585.1 sq m

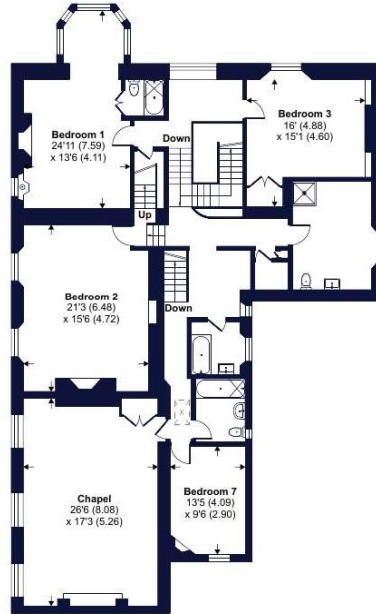
For identification only - Not to scale



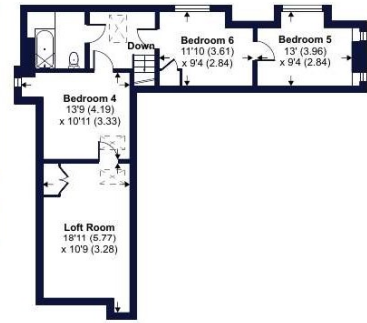
GROUND FLOOR



BASEMENT



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 965281

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>70</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	<b>14</b>	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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