

THE MODERN HOUSE



Wellington, Somerset
Sold

Wrangcombe

Occupying a totally private rural location in the Blackdown Hills AONB is this beautifully light three-bedroom stone house and detached three-bedroom barn conversion and over 55 acres of unspoilt wildlife-rich land. The subject of a major renovation and extension in recent years, renewable energy and low environmental impact were integral to the overall design, with a ground source heat pump, solar panels and a Tesla Powerwall battery enabling a carbon-neutral lifestyle. The additional land, much of it rewilded, provides excellent scope for a wider holistic wildlife ecology project. The location also allows for good connections to the cities of Exeter, a 35-minute drive away, and Bristol, around an hour's drive to the north.

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Environmental Performance

Sustainability was at the forefront of the renovation. Electricity is produced by 17kw of solar panels with an integrated 15kw Tesla Powerwall battery. This covers the property's electrical needs throughout much of the year, including the running of two electric cars, and excess power is sold to the grid. The Tesla power wall stores solar electrical energy, powers the house during a power cut, and retains cheap off-peak electricity in the winter. Underfloor heating is generated from a ground source heat pump, and there are also two wood-burning stoves, the property providing its own plentiful wood supply.

The Tour

Approached by a quiet country lane, the house is set back by a long private driveway lying centrally in its own land, creating a feeling of privacy and seclusion.

There are several access points to the house. The decked terrace and veranda on the westerly side lead directly into the dining room and kitchen, arguably the most impressive room and heart of the house. Arranged in a predominantly open plan, this room allows family life to play out whilst adapting well to entertaining. Expansive picture windows have been strategically placed to frame views out onto the meadows, inviting light to stream in through the day. A modern log burner is positioned at one end to create a cosy corner, and wooden flooring finishes the space.

The modern kitchen provides generous food preparation areas, with a peninsular separating the cooking and dining areas; appliances are neatly housed in bespoke joinery. A utility room is set to one side, providing separate access to the vegetable gardens at the side of the house.

In a seamless transition between the modern extension and the original house, a secondary living space or snug with an open fireplace lies on the opposite side of the plan, adjacent to a bright study (there are excellent internet speeds of over 30mbps via a 4g router). There is also a large ground-floor cloakroom.

An oak staircase leads up to the three bedrooms at first-floor level, with views over the living sedum roof covering the kitchen extension. The dual-aspect main bedroom suite is a quiet and peaceful room with good provision of built-in wardrobes and storage space and superlative views across the Vale of Taunton Deane to the Brendon and Quantock Hills in the distance. Two well-proportioned double bedrooms lie opposite, both with wonderful views. They share a modern shower room.

The detached three-bedroom barn conversion provides great scope for overflow accommodation or as a potential holiday let, with an open-plan kitchen and dining room, study and sitting room on the ground floor level and three bedrooms upstairs.

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Outdoor Space

The large, decked veranda is a beautiful spot to enjoy the views and for eating and drinking outside all year round. The immediate surrounding gardens are laid primarily to lawn, with an extensive vegetable garden at one side of the house for self-sufficient living.

The surrounding land is wild and largely untouched, comprising woodland, pasture and wildflower meadows intersected with numerous streams. Carpets of primroses and bluebells in the spring are followed by flowering meadows with thousands of orchids in the summer, excellent for wildlife, birdlife and biodiversity; a rare pocket of unspoilt land, already rewilded with established diverse wildlife habitats.

Additionally, there are multiple outbuildings, including a modern barn – housing farm machinery and solar panels – and detached stone outhouses currently used for storage.

The Area

The Blackdown Hills, an area of outstanding natural beauty, is a tranquil expanse of landscape on the border of Devon and Somerset. These stretch from a steep wooded north-facing scarp, which dips southwards into a flat-topped plateau dissected by deep secluded valleys. The hilltops are open windswept spaces. The area's unique geology gives rise to a wide variety of habitats, creating an exceptional environment where rare plant, insect, bird and mammal species can flourish. Extensive networks of walking and cycling paths are accessible directly from the house.

The area is full of cosy local pubs and independent cafes, including The Lost Kitchen near Tiverton, well-loved for its wood-fired cooking, the White Post Cafe in Langford Budville, and Brazier Coffee Roasters in Wellington.

There is a good selection of public and private schools nearby, including Blundell's in Tiverton, Wellington Independent School, Taunton School, Kings College and Queens College.

While the location feels wonderfully quiet and peaceful, the connections to nearby towns and cities are also excellent. For daily amenities, the town of Wellington is around three miles away and has a good selection of shops and supermarkets. Taunton, about ten miles to the east, has a broader selection, with rail connections from here to London in around one hour 40 minutes.

Tiverton is around 20 minutes' drive to the west. The M5 Motorway and Tiverton Parkway station are both about nine miles away, a 15-minute journey by car, providing direct services to London Paddington in around two hours. The city of Exeter and its International Airport is about 35 minutes' drive from the house. The city of Bristol is around an hour's drive north, and Lyme Regis is about 45 minutes' drive south.

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Council Tax Band: D

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.