



TOTAL FLOOR AREA : 2103 sq.ft. (195.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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53 Bridge Street, Taunton, Somerset, TA1 1TP  
T: 01823 259604 E: info@wareandco.com W: www.wareandco.com



£590,000

**WARE & CO**  
estate and letting agents



**Rustan, Pencross, Cullompton  
Devon, EX15 3SS**

A stunning architect designed split level detached property with superb far reaching views

Standing in an area of outstanding natural beauty

Large gardens with ample drive parking space

Spacious open plan living/dining room opening onto a large sun terrace

Kitchen and separate utility room

Four double bedrooms

Three bathrooms (one ensuite)

Within a short drive of the pretty village of Hemyock

NO ONWARD CHAIN



Nestled in the Blackdown Hills close to the village of Hemyock, this unique four-bedroom split-level home offers an unparalleled living experience, combining modern design with breathtaking views of the surrounding open countryside.

This architect-designed home offers the perfect balance between seclusion and accessibility. It enjoys the peace and quiet of rural living , whilst still being within easy reach of local amenities and nearby towns. The property is approached through a five bar gate over a long driveway providing ample parking space, with the extensive gardens which are laid in the main to lawn sloping away to the front of the house offering superb far reaching views for miles. There is a large integral storage area under the house for bikes, lawn mowers etc.

The accommodation briefly comprises an entrance hall with a cloakroom/wc, a utility room, large open plan living/dining room with access to a large sun terrace, kitchen, a principal ensuite bedroom, three further double bedrooms and two bathrooms.

**TOTAL FLOOR AREA**  
178 sq.m.

**TENURE**  
Freehold

**COUNCIL TAX**  
East Devon Council Tax Band F.  
Charges payable for 2024/25 - £3,494.57.

**SERVICES**  
Main services of electricity and water are connected.  
Oil fired central heating and a mini treatment plant for sewerage. The property is not listed with Ofcom Mobile and Broadband checker. The outgoing tenant has enjoyed EE mobile and broadband and has left in situ the booster on the property for the incoming occupant.

