



Chelveshayes











# Chelveshayes

Clyst Hydon, Cullompton, Devon, EX15 2ND

Cullompton (4 miles), Exeter (11.7 miles), Killerton House (5.9 miles)

A beautiful period family home retaining a number of impressive features and a range of outbuildings set in just under 4 acres of delightful grounds.

- Beautiful Grade II Listed period home
- Substantial accommodation of nearly 4000 sqft
- Lovely range of period features
- Large range of useful outbuildings
- Impressive galleried entrance hall
- Grounds of nearly 4 acres
- Village location
- EPC: D
- Council Tax Band: G
- Freehold

Guide Price £1,250,000

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@StagsProperty



## SITUATION

Chelveshayes is located on the edge of the beautiful village of Clyst Hydon, which has a friendly community, primary school, popular sports & cricket club, swimming pool, village hall, church and the popular, community run Five Bells Inn. A more extensive range of facilities can be found in the country town of Cullompton (4 miles) with an M5 Junction facilitating rapid commuting south to the university and cathedral city of Exeter and north to the county town of Taunton. There is a good range of private schooling in Exeter, Wellington and Taunton. The nearby Killerton Estate, run by the National Trust, is an attractive amenity, whilst Ashclyst Forest (NT) is also a short distance providing miles of excellent walking, cycling and riding.

## DESCRIPTION

Chelveshayes is a fascinating and lovingly presented period property believed to date back to the 17th Century, although substantial works were carried out in the 19th Century when, according to the Listing it was owned by a local doctor. The accommodation is spacious and well laid out with fine reception rooms, retaining a number of beautiful period features. The front door opens into a wonderful reception hall with an impressive staircase rising to the first floor, and on the left is a sitting room with wood burner and a large sash window looking to the front. On the other side of the hallway is a dining room with a lovely marble fireplace and beyond, a snug in what is believed to be the older part of the house, with an exposed beam and another wood burner.

Continuing through from the main entrance, an opening leads to a tiled rear hallway where double doors open into a lovely conservatory with various windows and French doors into the garden. On the left is a downstairs cloakroom and a useful utility room with a door to the garden and on the right, the kitchen. Fitted with a range of wood fronted base, wall and drawer units there is space for a breakfast table, an Aga for cooking as well as a free standing electric cooker and a dishwasher. From here a door leads to the garden, into the snug and staircase rising to a study with window looking to the front.

On the first floor, a splendid galleried landing overlooks the entrance with a door leading into the main bedroom with a beautiful ornate coving, there is a family bathroom with free standing bath and a shower cubicle as well as a separate shower room and W.C. Along the landing are 3 further double bedrooms.







## OUTSIDE

A lovely feature to the rear of the house are the gardens, which are beautifully stocked with a host of mature plants and trees. Adjoining the house to the rear is a large patio providing a lovely area for outside dining, which leads onto the main lawn where there is a timber tree house and summer house. To the left is an area of hard standing with a number of outbuildings and stable with wooden doors providing access to a lane which runs to the side.

On the other side of the house is a further area of garden with a green house, two fenced vegetable plots and a fruit cage, and beyond are two paddocks. Overall, the plot measures just under 4 acres.

## OUTBUILDINGS

Connected to the end of the house is a very useful collection of substantial brick built outbuildings all in very good condition and suitable for a variety of uses. Accessed from the road are two garages with one having a substantial storage space above. At the rear is a large work shop and there are a number of smaller sheds.

## AGENTS NOTE

The vendor advises there is a public footpath leading across one of the fields.

## SERVICES

Current Council Tax: G

Utilities: Mains electric and water.

Heating: Oil fired central heating and two wood burners.

Water heated via oil fired AGA.

Drainage: Private drainage

Tenure: Freehold.

Listed: Grade II Listed.

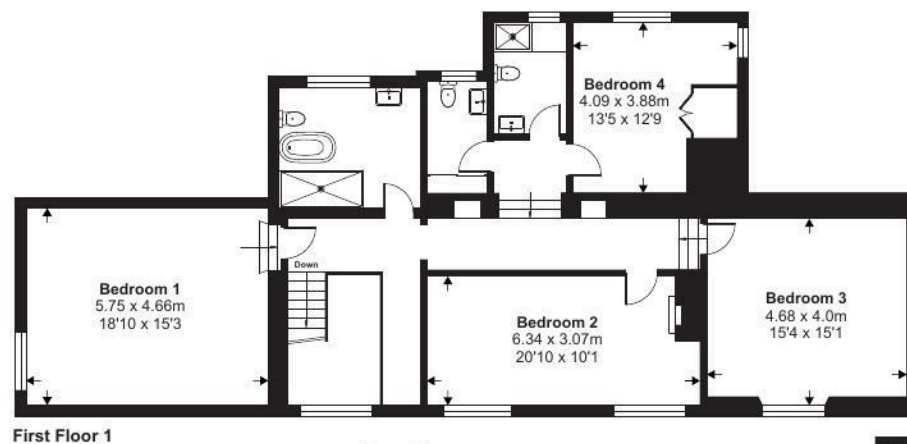
Standard and ultrafast broadband available. EE, O2, limited Three and Vodafone mobile networks available (Ofcom).

## DIRECTIONS

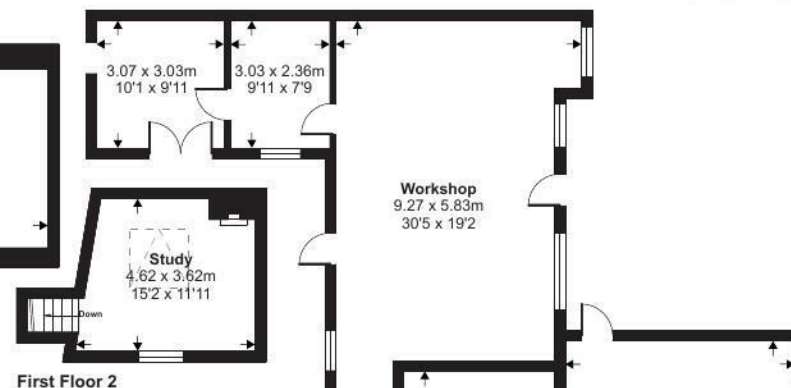
From Exeter leave the City on the B3181 heading through Pinhoe, crossing over the M5 and continue through the village of Broadclyst. Continuing on the B3181, after 1.6 miles, turn right onto Sidmouth Road, following signs for Plymtree and Clyst Hydon. After approximately 1 mile, take the turning on the right signed Clyst Hydon. On entering the village, follow the road taking the first left, continue past the Primary School and the house is towards the end on the right hand side.

What3words - ///tadpoles.machinery.rear

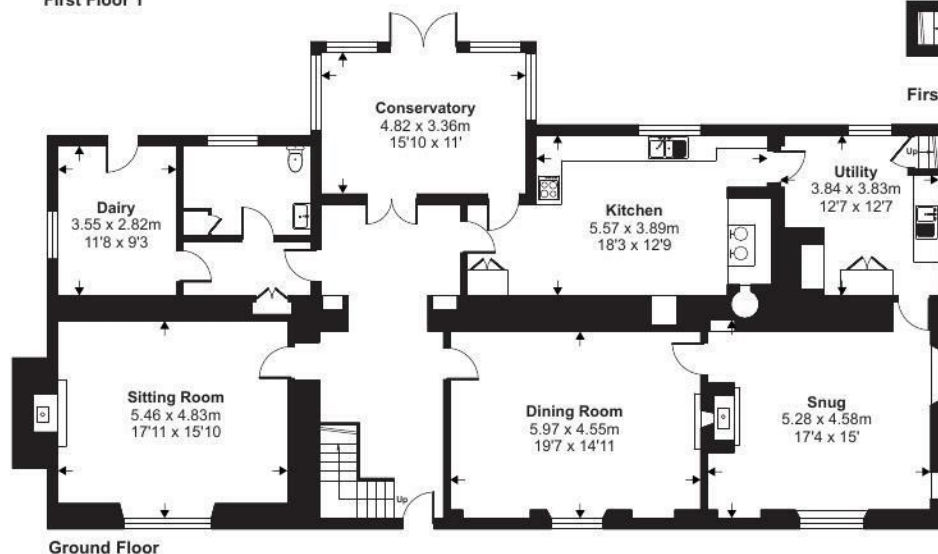




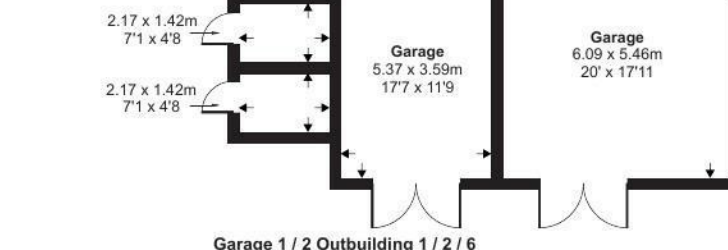
First Floor 1



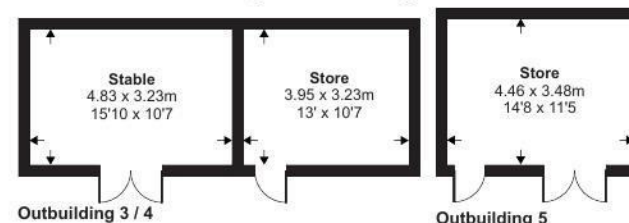
First Floor 2



Ground Floor



Garage 1 / 2 Outbuilding 1 / 2 / 6



Outbuilding 3 / 4

Outbuilding 5

Approximate Area = 3734 sq ft / 346.8 sq m (excludes garage)  
Outbuildings = 1202 sq ft / 111.6 sq m  
Total = 4936 sq ft / 458.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1253063



STAGS

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







