



Chelveshayes







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Clyst Hydon, Cullompton, Devon, EX15 2ND

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

NO ONWARD CHAIN. 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.

- No Onward Chain
- A wealth of charming period features
- Boasting grounds extending to nearly four acres
- Impressive Grade II Listed period residence
- Council Tax Band: G
- Substantial accommodation of nearly 4000 sqft
- Extensive selection of versatile outbuildings
- Idyllic rural village setting
- EPC: D
- Freehold

Guide Price £1,250,000

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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 captivating and beautifully maintained period residence, believed to originate from the 17th century, with significant enhancements carried out during the 19th century, at which time, it was owned by a succession of local doctors from the 1860's to the 1920's. The property offers generous, well-proportioned accommodation with superb reception spaces and a wealth of charming period features throughout.

The front door opens into a grand reception hall, with an impressive staircase rising to the first floor. To the left, a spacious sitting room enjoys a wood-burning stove and a large sash window looking to the front, creating a warm and inviting atmosphere. On the opposite side of the hall, a formal dining room features a striking marble fireplace, leading through to a delightful snug, thought to be part of the original 17th-century structure, complete with exposed beam and a second wood burner. Flowing from the main hallway, a tiled rear corridor leads to a spacious conservatory filled with natural light, with windows and French doors that open directly onto the beautiful gardens. To the left, a downstairs cloakroom and a well-appointed utility room/dairy with garden access offer practicality and convenience. To the right, the kitchen is fitted with a range of wooden base, wall, and drawer units, and includes space for a breakfast table. It also features an Aga, a freestanding electric cooker, and a dishwasher, making it both functional and characterful. A door from the kitchen connects to a useful utility space and a staircase that rises to a bright bedroom with views over the front. This bedroom, along with the utility space below, offers the potential for a self-contained annexe and separate living accommodation, ideal for multi-generational living.

Upstairs, a striking galleried landing overlooks the entrance hall and gives access to the principal bedroom, complete with ornate coving and period detailing. A family bathroom boasts a freestanding bath and separate shower cubicle, complemented by an additional shower room and W.C. Further along the landing are three generously sized double bedrooms, each full of natural light and character.





OUTSIDE

One of the standout features of Chelveshayes is its beautifully landscaped gardens and extensive grounds, perfect for outdoor living. To the rear of the house, a large patio provides an idyllic setting for alfresco dining and entertaining, leading onto the main lawn. The garden is richly planted with an impressive variety of mature trees, shrubs, and flowering plants, creating a private and tranquil retreat. A timber tree house and a charming summer house add further enjoyment, particularly for families.

To the left of the garden lies an area of hard standing that accommodates several useful outbuildings, including a stable with traditional wooden doors and log stores. A double wooden gate opens onto a quiet lane running alongside the property.

On the opposite side of the house, a productive garden area includes a greenhouse, two neatly fenced vegetable plots, and a fruit cage. Beyond this, the grounds extend into two well-maintained paddocks, perfect for equestrian use or simply enjoying the open countryside. In total, the grounds extend to just under 4 acres, offering a rare opportunity to enjoy such generous outdoor space in a picturesque and peaceful setting.

OUTBUILDINGS

Adjoining the end of the house is an impressive collection of substantial brick-built outbuildings, all in great condition and offering versatility for a wide range of uses, whether for storage, hobbies, or potential conversion (subject to any necessary consents).

With convenient access from the road, the property includes two garages, one of which benefits from a large loft-style storage area above, which could be used for further adaptable space. To the rear, there is a generously sized workshop, complemented by several additional smaller sheds for further storage.

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.

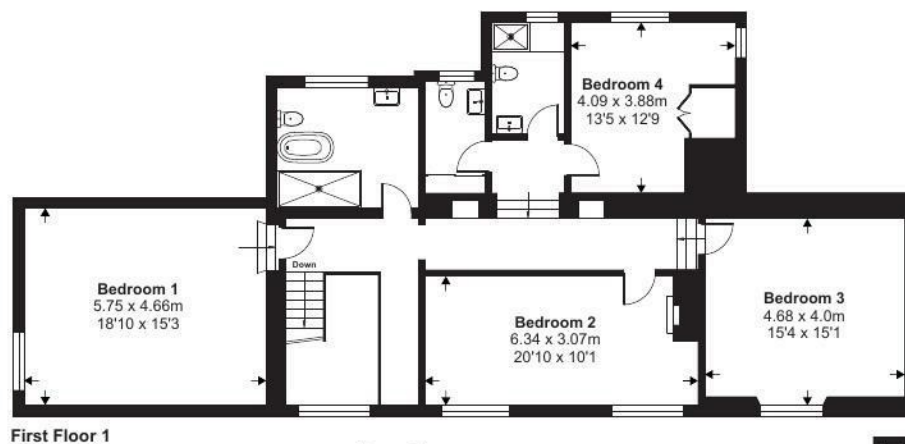
Listed: Grade II Listed.

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

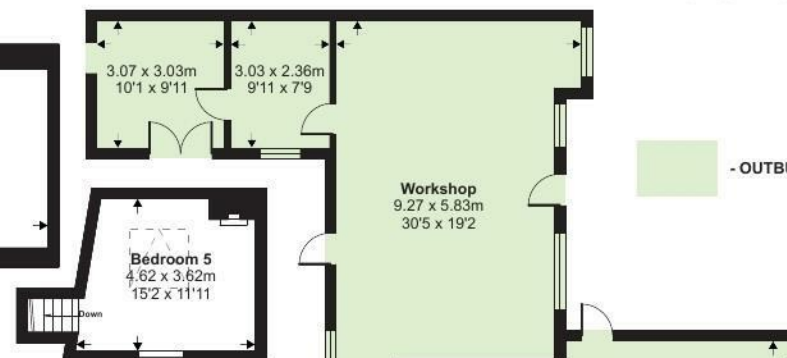
DIRECTIONS

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.

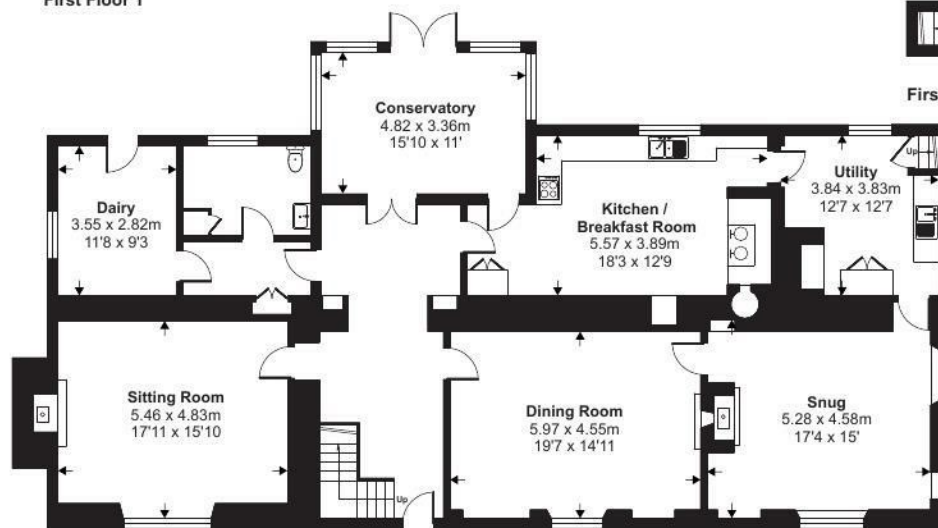
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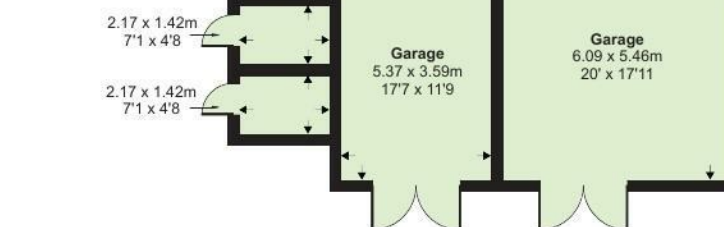
First Floor 1



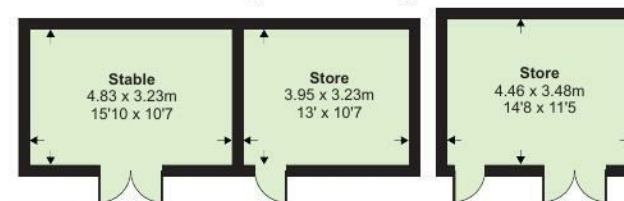
First Floor 2



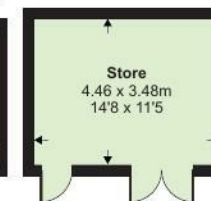
Ground Floor



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

- OUTBUILDINGS



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



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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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



