



The Chicken Shed



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Clyst Hydon, Cullompton, EX15 2NQ

Ottery St Mary 5.4 miles Cullompton 5.5 miles Exeter 10.5 miles

High quality single storey barn conversion in lovely rural location. EPC B

- 3 Double Bedrooms
- All En-Suites
- Open Plan Kitchen/Living Room
- Views Over Farmland
- Parking
- Eco Credentials
- Freehold
- Council Tax Band E

Guide Price £625,000

SITUATION

Located on the edge of a select development of exclusive homes at Farrantshayes Farm, the property is situated between the local villages of Talaton and Clyst Hydon overlooking a paddock to the rear.

Clyst Hydon has a primary school (1.2 miles), a village hall and an outdoor community swimming pool, with Talaton to the East providing a community shop and public house. The market town of Cullompton provides a range of shopping facilities, two primary schools, a secondary school, leisure centre and a junction with the M5. The town of Ottery St. Mary has a good range of day to day facilities, secondary school, supermarket. Nearby Feniton (3.5 miles) has a main line rail station which links to London Waterloo. The Cathedral city of Exeter offers a superb range of shopping and leisure facilities. Exeter also has a main line railway station with services to London Paddington, and an international airport.



DESCRIPTION

Converted in 2018 to a high standard the property has light and airy accommodation with three en-suite double bedrooms. Built of block with Siberian larch cladding under a metal roof, the windows and doors are powder coated aluminium, which along with the high levels of insulation and the air-source heat pump, means the property has an energy efficiency of 83 (Band B).

The main open plan living space, hall and en-suites have polished concrete floors for a quality living environment with carpets in the bedrooms.

The kitchen area includes fitted Neff double oven, 5 ring induction hob and extractor, the worktops are quartz with sleek modern doors on fitted units incorporating a dishwasher and fridge/freezer, plus an island with a sink unit. This fabulous triple aspect open plan space has tall windows, roof lights in the vaulted ceilings and big sliding doors to the rear patio creating a wonderful living space.

There are three double bedrooms, each with fitted en-suites that have large showers and Bluetooth mirrors, the largest bedroom also has a generous bath.

There is a utility and additional WC.

PARKING

To the side is parking for 2 cars on a gravel draining surface.

GARDEN

A path leads around the property on both sides with a larger paved terrace overlooking a paddock through post and rail fencing. There is a level lawn area sheltered by a mature Devon hedge. In all the property extends to about 0.10 acres (0.04 ha).

SERVICES

Mains electric and water. Private drainage system to shared treatment plant (1/8th share of costs). Air-source heat pump for heating and hot water. Ultra fast broadband (up to 1,000 mb/s) via Voneus, mobile connection likely via EE, Three, Vodafone and O2 (Ofcom).

DIRECTIONS

What3words ///bagpipes.grants.dreaming

On leaving Clyst Hydon head East towards Talaton, after about 0.7 miles at a sharp right hand bend, continue right signposted for Talaton. After about 365 metres the entrance to Farranthayes Farm will be found on the left hand side. Continue past the traditional buildings and the property is on your left.

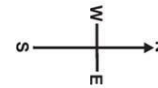


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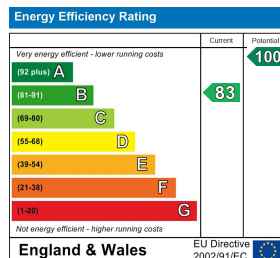


Approximate Area = 1269 sq ft / 117.8 sq m

For identification only - Not to scale



Ground Floor



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