



Nut Tree Barn Yondercott, Uffculme, Cullompton, EX15 3DR

Asking Price £700,000

Council Tax: E Freehold

This beautiful FOUR BEDROOMED country home occupies a private and secluded position and enjoys a rural setting on the outskirts of the village of Uffculme.

Offering spacious and versatile accommodation throughout, this superb family home falls within the Uffculme School catchment area and is perfect for a large family. The accommodation comprises downstairs of a large and sociable kitchen/diner/family room, study with mezzanine library, living room, cloakroom, shower room, utility and TWO double bedroom whilst upstairs there are TWO double bedrooms both having ensuite whilst outside the driveway provides parking for several cars along with a car port for THREE cars, workshop, store room and Office/Games room/Gym. The level garden provides plenty of space for the children to enjoy along with a wooden summer house with cedar shingle roof, vegetable patch and wooden greenhouse whilst along the rear of the property is a lovely terrace with covered walkway to the garden providing plenty of space for entertaining and enjoying the tranquil setting.

Within the villlage there is a good range of local facilities including primary healthcare and schooling with the latter providing 'Ofsted' rated excellent secondary school. The larger towns of Cullompton, Tiverton and Wellington are within convenient reach and provide an extensive range of commercial, educational and recreational facilities. The property lies approximately equidistant between Taunton and Exeter with both centres providing the range of facilities befitting those of county and regional centres. Mainline rail connections are available at Tiverton Parkway which lies 4.5 miles away by road along with the M5.

The surrounding countryside offers a wealth of rural pursuits with the nearby Blackdown Hills being designated as an Area of Outstanding Natural Beauty. The River Culm runs through the village and offers attractive riverside walks.



Entrance Hallway

From the gravel driveway, a step down leads to the storm porch with slate flooring and wooden bench. A wooden door leads into the entrance hallway where you instantly see the character and charm of the original building with the exposed beams in the walls, ornate style wooden door to the understairs cupboard, curved staircase with wooden steps. There is a ceramic tiled flooring with under floor heating which continues throughout the downstairs accommodation. Further along the hallway is a large storage cupboard with wooden sliding doors and then there are doors off to

Cloakroom

Modern white suite comprising low level WC and wash hand basin.

Bedroom Three

Dual windows looking out to the front elevation. This lovely bright room has the unusual feature of a curved wall to one end but still leaving plenty of space.

Bedroom Four

This delightful room has double doors leading out to the private courtyard, exposed wooden beams and stone wall.

Shower Room

A modern white suite comprising shower cubicle, low level WC and pedestal wash hand basin, window to the courtyard and radiator.

Living Room

This lovely snug room has double doors leading out to the private courtyard area plus a window. The main focal point of the room is the double sided wood burning stove set in the brick exposed fireplace creating a cosy room for all seasons. Exposed wooden beams and stone wall keep the character of the property showing through.

Kitchen/Diner/Family Room

The social hub of the home is this large impressive room which is flooded with natural light and boasts character features including the exposed A frame and wooden panelled wall. This superb room offers a practical and well planned kitchen area alongside space to dine as well as space for seating that you would expect in such a large entertaining space. The large kitchen area with the feature centre island offers a breakfast bar area and is perfect spot to prepare meals for all the family or somewhere to leave your glass of wine. There are two electric ovens with hob over, integrated appliances including fridge and dishwasher, a large Belfast sink, pendant lights and spotlights, 5 windows as well as the double French doors leading out to the terraced area and covered walkway to the lawned garden. The dining area is situated in the middle of the room and offers space for an 8 seater table and space for a large Welsh dresser. At the other end

of the room, there is the seating area which currently houses the two obligatory squidgy sofas that you would expect to find in this lovely country style kitchen. There is a ceramic tiled floor throughout.

Study/Playroom

This room is currently being used as a study and is fitted with a large desk area with plenty of cupboards and drawers set under and shelving over. A wooden open staircase leads up to the mezzanine level which is perfect hideaway and currently used as a library. There is plenty of light from the Velux window along with the windows looking out over the terraced area.

Utility

Wooden door leading from the kitchen area into this large utility room with an array of base units comprising cupboards and drawers with work top over and single drainer sink inset. Matching wall mounted cupboards. Window to the front elevation. Door leading to entrance hallway.

First Floor Landing

The curved staircase leads up to the first floor landing with a Velux window to the front elevation. Airing cupboard and doors off to

Bedroom One

This spacious bedroom benefits from triple aspect windows to the front, side and rear elevations providing views over the gardens and outbuildings with



countryside beyond. An ornate style partition wall with exposed wooden beams creating a dressing area, radiator and door into

Ensuite

Modern white suite comprising shower cubicle with mains thermostatic shower, low level WC and vanity wash hand basin with storage under, tiled flooring and splashbacks, radiator and Velux window to the rear elevation.

Bedroom Two

With a Velux window to the front elevation overlooking the workshop with partial views of the countryside, radiator and door into

Ensuite Bathroom

Modern white suite comprising panelled bath with Victorian style mixer tap with shower attachment, hidden cistern low level WC and pedestal wash hand basin, tiled flooring and splashbacks, radiator and Velux window to the rear elevation.

Outside

The property is approached off the country lane, along a gravelled driveway leading to the private parking and turning area, beyond here is carport, workshop, store and office/games room/gym. To the front side of the property is a lawned garden with well stocked flower and shrub borders along with a summerhouse, greenhouse with a further vegetable patch. There is a path leading from the parking area to the front door and a large terrace area, ideal for outside entertaining with a covered walkway leading from the kitchen/diner/family room through to the lawned garden area.

To the rear of the property is a further private courtyard area accessed from the living room and bedroom four. The property is set in a plot of approx. 0.29 acres.

Carport

Open fronted carport with parking for three cars along with power and lighting

Workshop

This good sized workshop has power and lighting. Window to the front elevation

Store

A very useful store with power and lighting.

Office/Games Room/Gym

Upon entering the lobby, you can see the care to keep the character of the original structure with the original exposed wooden beam. There is wood effect flooring and the stairs lead up to the open plan area with its vaulted ceiling and exposed wooden A frames complemented with plenty of natural light from large Velux windows to the front elevation plus a high level window to the side elevation all with deep slate window sills. Situated in the corner is a cupboard and drawers with worktop over and inset sink with mixer tap, electric panel heaters and fully wired network points.

Please note

The property is accessed by the main drive and served by a private sewage treatment system for all properties at Yondercott Farm. The owner of Nut Tree Barn is a member of Yondercott Management Company (along with the owners of the other 6 houses at Yondercott Farm) which owns and manages these services. The current monthly charge for these services is £80

Nut Tree Barn supplies the electricity for the sewage treatment plant, and are fully reimbursed for the cost

what3words

analogy.standing.bandaged

Agents Notes

VIEWINGS Strictly by appointment with the award winning estate agents, Diamond Estate Agents

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to

view before travelling any distance.

PLEASE NOTE Prior to a sale being agreed and solicitors instructed, prospective purchasers will be required to produce identification documents to comply with Money Laundering regulations.

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £150 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

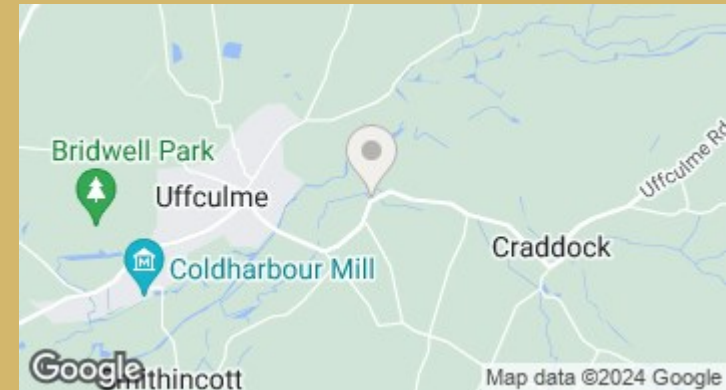
We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.





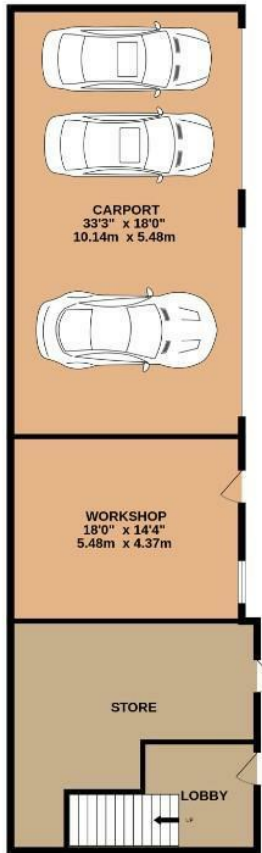
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		91	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



GROUND FLOOR
2786 sq.ft. (258.8 sq.m.) approx.



1ST FLOOR
953 sq.ft. (88.5 sq.m.) approx.



TOTAL FLOOR AREA : 3739 sq.ft. (347.4 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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