



1 Hayne Farm Cottages

1 Hayne Farm Cottages, Wembworthy, Chulmleigh, EX18 7SF



Winkleigh 2.5 miles Chulmleigh 6 miles
Exeter 20 miles

A superbly renovated and extended semi-detached cottage with large gardens in a rural setting

- Rurally situated period cottage with large gardens
- Superbly renovated and extended
- Impressive open-plan Kitchen/Dining Room
- Living Room with inglenook fireplace
- 3 Bedrooms (Large Master with En-suite)
- Family Bathroom and Shower Room
- Detached Garage/Workshop and Parking
- Large stream bordered gardens
- Freehold
- Council Tax Band tbc

Guide Price £399,950



Situation
1 Hayne Farm Cottages is set in a peaceful rural location off a quiet country lane only a short distance from the village of Wembworthy. The village itself is set amidst beautiful unspoilt countryside which offers many opportunities for walking, riding and fishing. Local amenities are found in the larger village of Winkleigh (about 2.5 miles) which has a village stores, post office, butcher, primary school, pre-school, two public houses and veterinary and doctor's surgeries. There are a good range of community activities based around the community centre, village hall and sports ground. The larger town of Chulmleigh is about 6 miles and has a further range of amenities and schooling to secondary level. The larger towns of South Molton, Crediton and Okehampton are within easy reach by car. Transport links are also good with the A377 and Eggesford Station on the Tarka Line (between Exeter and Barnstaple) only 2.5 miles from the property.

Description
1 Hayne Farm Cottages forms one of a pair of superbly renovated character cottages set in a peaceful rural location. The stone and cob cottage has been extensively renovated and skilfully extended to an exacting standard to create a wonderful mix of character and open-plan living space and is offered to the market for immediate occupation with no onward chain.

Accommodation
The front door leads into a handy BOOT ROOM with plenty of room for coats and boots. A door leads into the large, double aspect and open-plan KITCHEN/DINING ROOM with two sets of wide, glazed bi-fold doors providing a wonderful outlook into the gardens. The kitchen area is fitted with modern matching kitchen units with worktops, sink unit and integrated appliances include a dish washer, electric oven, hob, fridge and freezer. A door leads into the UTLITY with worktop and plumbing for washing machine. At the far end of the dining area is a door to the outside and a door into a SHOWER ROOM fitted with a modern suite. The LIVING ROOM has an appealing contrast to the open-plan part of the cottage and has a stone/brick inglenook fireplace with bread oven.

On the FIRST FLOOR a GALLERIED LANDING leads to the left into the first floor of the original cottage where there is a useful, large storage cupboard and doors off to TWO DOUBLE BEDROOMS, each with vaulted ceilings and exposed roof timbers. The FAMILY BATHROOM is fitted with a modern suite. The large and

impressive MASTER BEDROOM is part of the extension to the property and has a Juliette balcony overlooking the gardens, plenty of under-eaves storage and an EN-SUITE SHOWER ROOM fitted with a modern suite.

Outside
A driveway leads past the rear of an adjoining cottage and this property to a gravelled parking area and to a detached GARAGE/WORKSHOP with power and light connected. The gravelled area continues around to the front of the cottage. Adjoining is a large, level area of lawned garden with a feature well. The gardens are well above a stream that runs along the southern boundary of the gardens. In total the property extends to about a FIFTH OF AN ACRE.

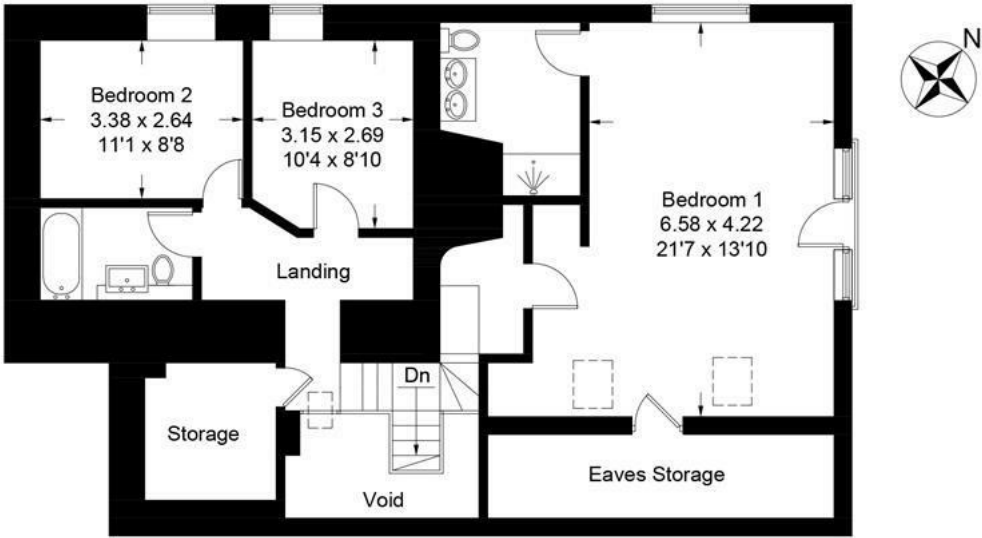
Services and further information
Mains water and electricity, private drainage system (mini treatment plant). Air source heat pump central heating (underfloor to ground floor, radiators to first floor). Broadband - Standard available (Ofcom). Mobile - Variable outside service available from all major providers (Ofcom).

Viewing
Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

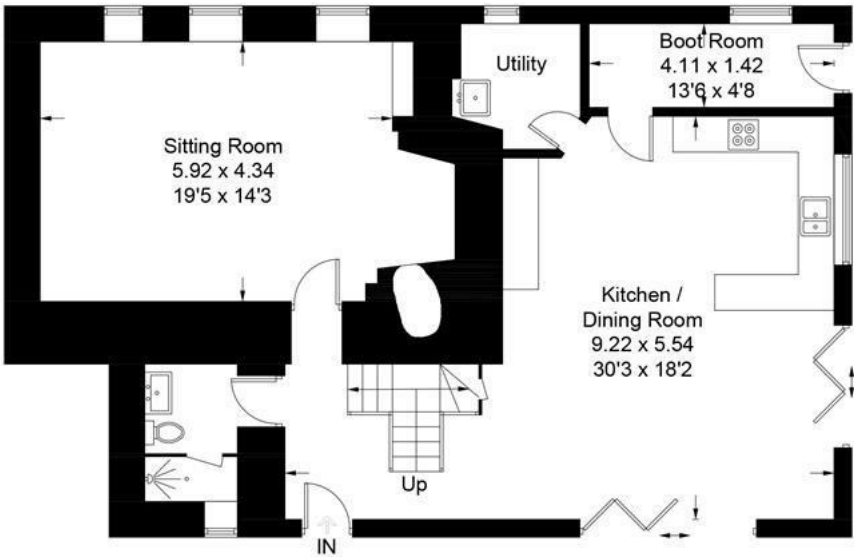
Directions
From the A377 at Eggesford Station proceed over the level crossing and the bridge over the river Taw and take the next right turn signposted to Wembworthy. Continue up the hill and at the top keep left. Continue on this road for just over a mile and at the Lymington Arms (Lama Cross) turn left towards Brushford and Coldridge. The driveway to the cottage will be found at the bottom of the hill on the left.
What3words Ref: taxi.snippets.example



Approximate Gross Internal Area = 188.3 sq m / 2027 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1194568)

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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(31-40) G			
Not energy efficient - higher running costs			
England & Wales		81	88
EU Directive 2002/91/EC			

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