



Heywood House

Heywood House Wembworthy, Chulmleigh, Devon EX18 7QS



Wembworthy 1 mile Winkleigh 3.5 miles
Chulmleigh 5 miles

**A unique and spacious house
set in a peaceful location with
large mature gardens.**

- Tucked Away Location
- 2 Reception Rooms
- Conservatory
- Kitchen and Utility
- Study
- 4 Bedrooms (1 En-Suite)
- Large Mature Gardens
- Garage/Workshop

Guide Price £425,000

Situation

Heywood House is situated in a very peaceful setting 'off the beaten track' between the small village of Wembworthy and Eggesford in the spectacular, partly wooded, River Taw valley, made famous in Henry Williamsons book, "Tarka the Otter", and approximately mid-way between the University and Cathedral city of Exeter to the south east and Barnstaple to the north west. Within easy reach by car to the north is Exmoor National Park, renowned for its beautiful scenery and opportunities for walking, riding and fishing and the spectacular North Devon coast, with its sandy beaches and fabulous coastal walks. There are excellent opportunities for salmon, sea trout and trout fishing along the River Taw, including from the Fox and Hounds Hotel at Eggesford. The nearest local amenities are available either in the large village of Winkleigh to the west, or the small town of Chulmleigh on the other side of the Taw Valley, both of which have shops, pubs, church and primary schools. Chulmleigh also has schooling to secondary level at Chulmleigh Academy, health centre, dentist, sports centre and short golf course. The Tarka Line Railway that runs a regular service between Exeter and Barnstaple is about 1.3 miles away at Eggesford station.

Description

Heywood House is a unique property set on the edge of a small collection of four other residential properties. It offers well-presented accommodation arranged over three floors with the benefit of large, mature gardens.

Ground Floor

Part glazed front door into PORCH with tiled floor and shelved storage cupboard. The HALL also has a tiled floor, under stairs storage area, recess with cupboard and exposed ceiling beams. The LIVING ROOM is a double aspect room with a garden outlook and has a large brick fire place with a stone hearth, bread oven and wood burning stove, built in shelving and further double cupboard with book shelving over. The DINING ROOM is a double aspect room with a small, former fireplace to one side, larger ornamental fireplace to the other and part exposed stone walling. The KITCHEN has a tiled floor and a vaulted ceiling and is fitted with a modern range of wall and base units with worktops over, dual fuel Stoves range cooker, space and plumbing for dishwasher, integral fridge and stainless steel sink. An opening leads through to the UTILITY ROOM fitted with a further range of fitted units, worktop space and upright freezer. Off the utility is the STUDY with an outlook over the garden. Off the dining room through glazed double doors is the impressive CONSERVATORY with tiled floor, door to CLOAKROOM and double doors to the garden.

First Floor

From the hall, turning stairs lead to the LANDING and to BEDROOM 4, a double aspect room with built in book shelving, cupboard and fitted wardrobe. The BATHROOM is fitted with a panelled corner bath, pedestal wash basin, WC and shower cubicle and leads through to BEDROOM 3, a double aspect room with two hanging cupboards and storage cupboards.

Second Floor

Off the LANDING is BEDROOM 2, a double aspect room with a former fireplace and BEDROOM 1, a double aspect room with vaulted ceiling, fitted double wardrobe, storage cupboard, wash basin and EN-SUITE SHOWER ROOM fitted with a modern suite.

Outside

The property is approached over a long entrance drive (shared with the three other properties) that leads past the house and to a detached GARAGE/WORKSHOP, CAR PORT and STORAGE AREA. Just before the house is a further parking area. The LARGE GARDEN is bounded by many mature trees and shrubs and is mainly laid to lawn with plenty of room for a vegetable plot if required. There is a greenhouse and garden shed as well as a garden pond. Set under a mature beech is a TREE HOUSE.

The house and gardens amount to about 0.40 ACRES with the whole property extending to about 0.90 ACRES including the driveway.

Services

Mains water and electricity, private drainage system. Oil fired central heating via radiators. Electric under-floor heating in kitchen and utility rooms.

Viewing

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

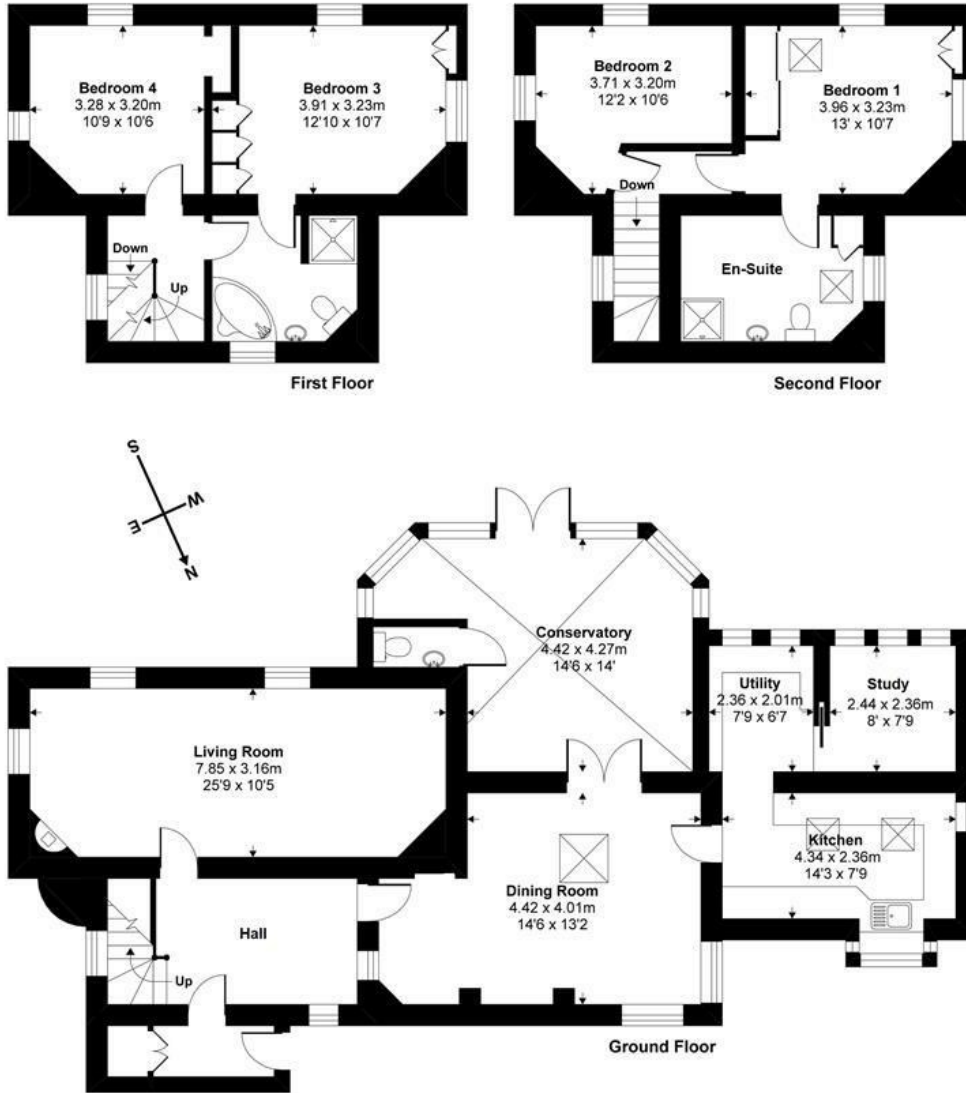
Directions

From the A 377 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 turn right. After a short distance as the road bears to the left take a right turn, passing the Wembworthy Centre on your left. Continue along this lane to the end and Heywood House will be found on the left.



Approximate Area = 2106 sq ft / 195.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2020. Produced for Stags. REF: 605832

These particulars are a guide only and should not be relied upon for any purpose.

29 The Square, South Molton, EX36 3AQ



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69)	(30)
(81-91) B	(69-80) C		
(69-80) C	(55-68) D		
(55-68) D	(39-54) E		
(39-54) E	(21-38) F		
(21-38) F	(1-20) G		
Net energy efficient - higher savings costs		EU Directive 2002/91/EC	
England & Wales			

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