



Moorhayes Farm



Wellington & Tiverton 7 miles Taunton 15 miles Exeter 20 miles

An extended five bedroom farmhouse with versatile range of outbuildings, stabling and paddocks in all 4.75 acres

- Extended 5 bedroom farmhouse
- Traditional and modern outbuildings
- Huge potential for conversion (STP)
- Stable block
- Attractive gardens and grounds
- Level Paddocks
- Easy access M5 motorway J27/Parkway Railway Station
- Uffculme School catchment area

Guide Price £850,000

SITUATION

Moorhayes Farm is located near to the villages of Uffculme and Willand and approximately 1 mile from junction 27 of the M5 motorway together with Tiverton Parkway railway station providing an intercity rail link to London Paddington. Both Wellington and Tiverton are within 7 miles and each provides a range of shopping, recreational and scholastic facilities. Both towns also offer private schooling at Wellington and Blundells respectively. The property is also within 1 mile of the highly regarded Uffculme School. The city of Exeter is within 20 miles and offers a greater range of shops and amenities including sixth form colleges and Exeter University.

DESCRIPTION

Moorhayes Farm is centred on an extended five bedroom detached farmhouse which has recently been refurbished and benefits from UPVC double glazed windows and doors throughout together with oil fired central heating including underfloor heating in places. In the heart of the farmhouse is a superb kitchen/diner/living room with island unit and integrated appliances with adjoining dining and living area. There is a superb sitting room, conservatory and office on the ground floor together with utility and shower room and on the first floor five bedrooms, two with en suite facilities and dressing rooms together with a family bathroom.

ACCOMMODATION

Entrance hallway with large store cupboard and staircase rising to first floor. Shower room and utility room with single drainer sink unit with mixer taps over, adjoining worktop surrounds and a range of cupboards and drawers. Grant oil fired boiler and space for freezers, washing machine and tumble dryer. Study/office with views from two aspects. In the heart of the house can be found the large kitchen/dining room with living area fitted with an island unit incorporating 1.5 bowl sink unit with mixer taps over and breakfast bar area. Integrated appliances including halogen hob with extractor hood over, double oven and grill and dishwasher. Dining area with views from two aspects and adjoining conservatory with radiator, light and power. Leading off the kitchen can be found the main sitting room, again with views from two aspect including stable door leading out onto the front garden.

First floor landing with large linen cupboard housing the pressurised hot water cylinder and velux roof light. Master bedroom with views from two aspects, walk in dressing room and en suite shower room. Guest bedroom with walk in dressing room and en suite shower room. There are two further double bedrooms both enjoying fine views to

front together with a single bedroom and family bathroom comprising freestanding bath with shower attachment, low level WC and wash hand basin.

OUTSIDE

The property is approached over a wide gated entrance drive which leads around to the rear of the farmyard where there is extensive parking and access to an excellent range of traditional and modern outbuildings. To the rear of the farmhouse is a range of traditional barns of stone construction with brick quoins set beneath a mainly tiled and galvanised iron roof with various leanto's. On the far side of the yard area are a range of portal framed buildings together with a recently built stable block of block and render set beneath a slate style roof with overhang incorporating four loose box and a tack room. There is an adjoining concrete yard area and the stables are connected with light, power and water.

The stables give direct access onto the land which comprise two level paddocks being hedged along with post and wire fencing. The gardens and grounds lie mainly to front and side of the farmhouse being part walled and incorporating a large expanse of lawn. In total the grounds extend to approximately 4.75 acres.

SERVICES

Mains water and electricity are connected. Private drainage. Oil fired central heating.

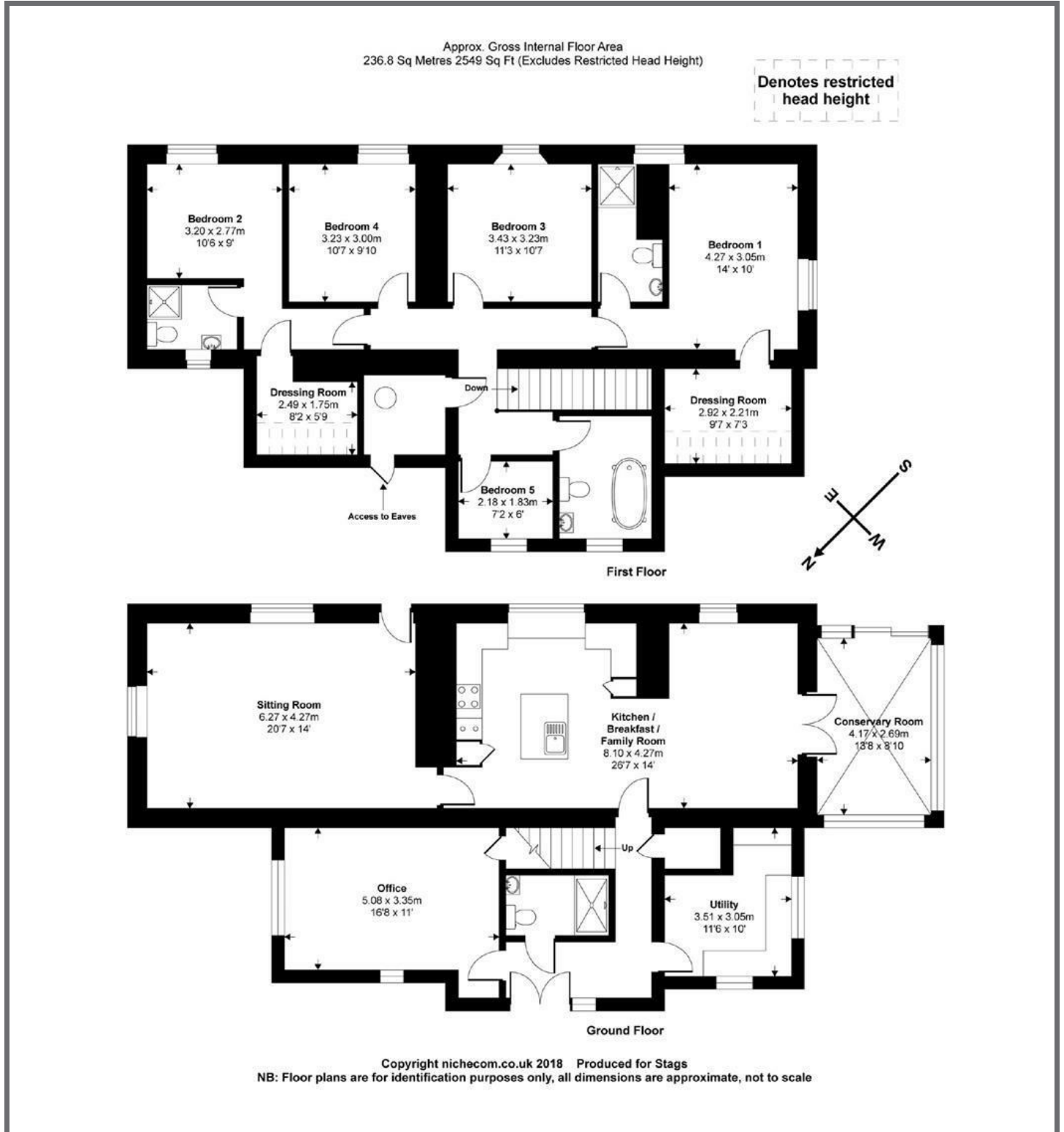
VIEWING

Strictly by appointment with the vendor's selling agents, Messrs Stags, Wellington Office.

DIRECTIONS

From junction 27 of the M5 motorway follow the signs for Wellington and Uffculme. At Waterloo Cross roundabout take the second exit signposted Uffculme. Continue for a quarter of a mile and Moorhayes Farm is the first property on the right hand side.





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

7 High Street, Wellington, Somerset, TA21 8QT



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B		86
(69-88) C	(55-68) D	54	
(50-68) E	(35-54) F		
(1-49) G			

Net energy efficient - higher scoring coats

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