



Shangri La



Hemyock / Culmstock 1 mile. Wellington 6 miles. Tiverton Parkway Station 8 miles.

A versatile 4 bed family home set within grounds of approx 0.35 acres in a popular location.

- Uffculme School Catchment
- Versatile Accommodation
- 4 Bedrooms (Master en-suite)
- Dining Hall & Sitting Room
- Kitchen with Pantry
- Family Room with Balcony
- Set in Approx 0.35 Acres
- Garage & Parking

Guide Price £575,000



SITUATION

Shangri La is situated between the villages of Hemyock and Culmstock within the Blackdown Hills which are designated an Area of Outstanding Natural Beauty. Hemyock provides a good range of local services including a health centre, primary school, Churches, public house, 2 village stores and Post Office and a wide range of sports facilities. Culmstock also boasts a popular village pub, deli/cafe, church and primary school. The property is within catchment for the well regarded Uffculme Secondary school with bus service which collects from the end of the lane. Approximately 15 minutes drive is the larger market town of Wellington with M5 junction with a further extensive range of facilities, with the nearest railway link at Tiverton Parkway approximately 8 miles distance. The county town of Taunton provides further mainline railway link and an extensive range of shopping and educational facilities. The market towns of Cullompton and Honiton are both within around a 20 minute drive.

DESCRIPTION

Shangri La is a versatile 4 bedroom property set within grounds of approximately 0.35 acres. The accommodation currently comprises large dining hall with stairs to first floor, kitchen, sitting room, 2 bedrooms and a family bathroom on the ground floor. On the first floor is an open living space with balcony, 3rd bedroom and master bedroom with en-suite and walk in wardrobe. The property offers flexible living accommodation and could be used in many different ways. Outside, a covered passage provides access from the house to the rear garden, parking area and to the garage and store.

ACCOMMODATION

uPVC front door into porch with double glazed windows, slate flooring and glazed door into Dining Hall with staircase rising to the first floor, slate flooring, double aspect windows, double opening doors to the garden, oak doors to all rooms, cloaks cupboard and airing cupboard. Kitchen with matching wall and base units with work surfaces over and inset 1 and a half bowl double drainer sink unit, Rangemaster cooker with extractor over, space for fridge, door to pantry with cold shelf and door to rear covered passage with doors to garage, store, parking area and rear garden. The sitting room is a double aspect room and benefits from a fireplace with inset multi fuel burner, stone mantle and surround and granite hearth. The family bathroom has a low level WC, wash hand basin, Japanese bath with shower attachment, heated towel rail and obscured window. There are 2 ground floor bedrooms both with windows over looking the garden. On the first floor there is a triple aspect family room

with oak flooring and double doors opening out onto a balcony enjoying far reaching views towards Wellington Monument. The master bedroom is a double aspect room with walk in wardrobe and en-suite bathroom with low level WC, 2 wash hand basins, bath, heated towel rail and obscured window. There is a further bedroom with window enjoying countryside views.

OUTSIDE

The property is approached off the lane via a 5 bar gate which opens onto a concrete parking area for several cars and leads to the large garage with up and over door. A door to the side leads into the covered passage with a further pedestrian door into the garage which has power, light and a covered inspection pit. There is a store to the rear of the passage way housing the boiler and further door to the garden. The front garden leads around to the side and is mainly laid to lawn with a abundance of mature trees and shrubs. There is a seating area in one corner and steps lead up to another lawned area with planted borders and patio area ideal for alfresco dining. To the other side of the property is the kitchen garden with pathway leading up through the herb garden and further lawned area with low hedging and an abundance of fruit trees and on to the extensive vegetable garden with planted beds. Pathways run through the middle and to either side of this garden and there is a large shed and substantial greenhouse housing a well established grape vine.

SERVICES

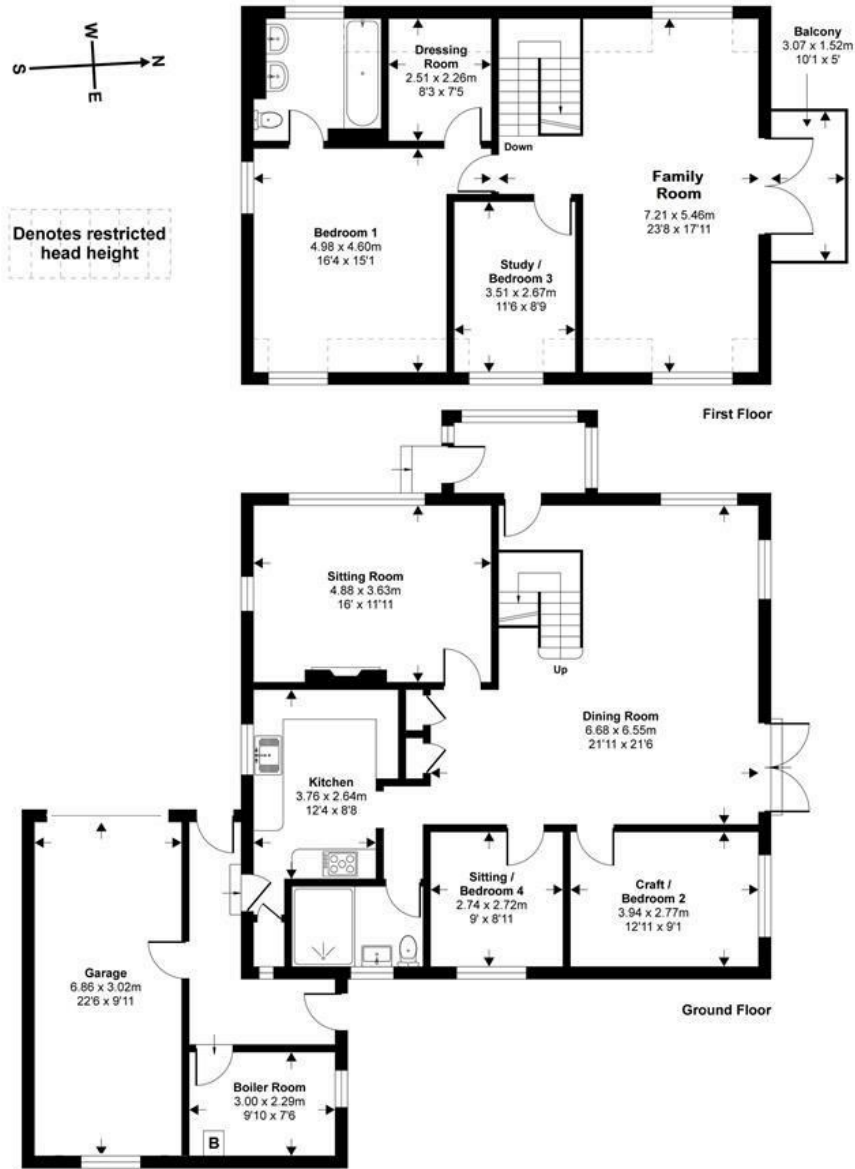
Mains water and electricity. Private drainage. Oil fired central heating.

DIRECTIONS

From Wellington Bypass head south along Monument Road and at the crossroads at the top of the hill by Wellington Monument continue straight across signposted Hemyock. Drop down into the village and continue right through the village towards Culmstock along Culmstock Road. Having left Hemyock, take the 3rd left hand turning where the property can be found immediately on your left hand side.



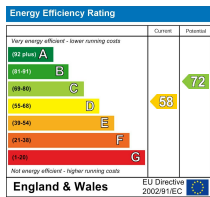
Approximate Area = 2227 sq ft / 207 sq m (includes garage)
Limited Use Area(s) = 80 sq ft / 7 sq m
Total = 2307 sq ft / 214 sq m
For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Stags. REF: 751531

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

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