



2 St Ivel House



M5 (J26) Wellington 5 miles | Taunton 10 miles

An attractive conversion with 4 bedrooms in a village location.

- Delightful Conversion
- 4 Bedrooms
- Two En-Suites & Family Bathroom
- Open Plan Living Space
- Kitchen
- Utility & Cloakroom
- Gardens
- Parking
- Freehold
- Council Tax D

Guide Price £375,000

SITUATION

Situated close to the centre of the village of Hemyock situated 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, nearby secondary school (Uffculme), Churches, public house, 2 village stores and Post Office. 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 a further mainline railway link and an extensive range of shopping and educational facilities. The market towns of Cullompton and Honiton are both within about a 20 minute drive.

DESCRIPTION

Recently converted this spacious and well appointed four bedroom property has been completed to a high standard. The accommodation is over three floors with a large sitting area, open into the kitchen, useful utility and a separate cloakroom. On the first floor are 3 bedrooms with one en-suite and family bathroom. On the second floor is the master suite with en-suite shower room. Outside are established gardens with designated parking. There is current planning permission for the erection of a home office. There is also two large storage sheds. Internal inspection is recommended.

ACCOMMODATION

Front door into the stunning open plan family living, dining and kitchen space. with exposed beams. Sitting Area with bespoke wooden and glass staircase rising to first floor with understairs storage cupboard, with cupboard housing the manifold with under floor heating. With windows and French doors leading out to the garden giving it a light and airy feel. Kitchen with a range of matching wall and base and draw units, Integrated fridge and freezer, built in double oven and five ring halogen hob with extractor over. integrated dishwasher, breakfast bar, stainless steel sink unit, built in wine rack and shelving. Door to Utility with space and plumbing for washing machine and tumble dryer, with wall mounted cupboard and work surfaces. Cloakroom with WC and wash hand basin set in vanity unit and heated towel rail.

First floor; door to inner hall with stairs rising to second floor. On this floor there are 3 bedrooms all with front aspect, with one providing an en-suite with fully tiled shower enclosure with mains shower, wash basin set in vanity unit, WC and heated towel rail. Family Bathroom fitted with matching white suite comprising bath, wash basin

set in vanity unit, WC, fully tiled shower enclosure with main shower and wall mounted heated towel rail.

Second Floor Landing with airing cupboard, eaves storage housing the water tank and the boiler. Master Bedroom a good size double room with eaves storage, two sets of wardrobes. En-suite, fully tiled shower enclosure with mains shower and WC.

OUTSIDE

The property is located on a corner plot, with designated parking, giving access to the enclosed garden with low retaining wall and fencing. A path gives access to the front door and continues round the property where there is a large paved area with well. Two large garden sheds one with power and light. Current planning permission for the erection of a home office.

SERVICES

All mains services. This property has the benefit of superfast broadband(Ofcom). Mobile coverage limited inside & outside with EE, Three, O2, and Vodafone (Ofcom).

VIEWINGS

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

DIRECTIONS

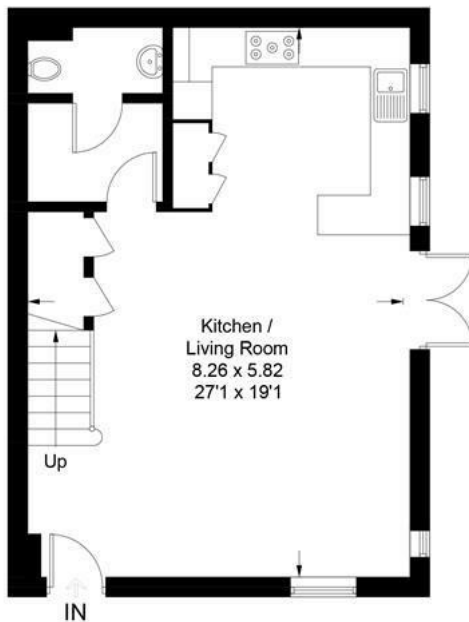
From Junction 27 of the M5 motorway, take the A38 towards Wellington. After approximately 2.5 miles, turn right as signed posted to Culmstock. Follow this road and upon entering the village and passing the pub on your left, head over the bridge and take the second left hand turn signed to Hemyock. Follow this road and as you approach the centre of the village, facing the Catherine Wheel, bear left and continue down through the village for approximately 1/4 mile, driving down through Station Road, continuing over the River Culm. After a short distance, turn right into Lower Mill Hayes. Take the first right and then right into the parking area



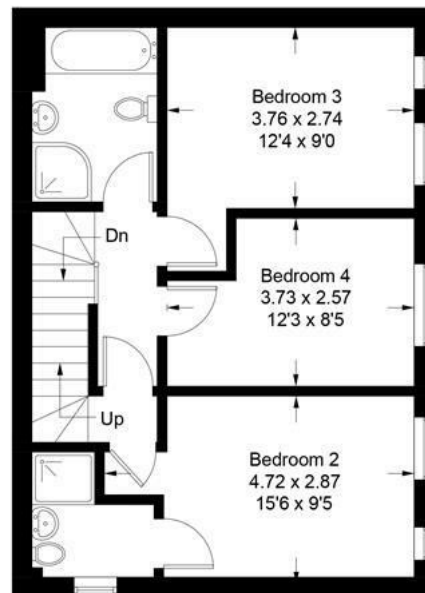
Approximate Gross Internal Area = 137.7 sq m / 1482 sq ft



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID935858)

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
(92-100) A			92
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			

Net energy efficient - higher rating costs
 England & Wales EU Directive 2002/91/EC

7 High Street, Wellington, Somerset, TA21 8QT

01823 662822

wellington@stags.co.uk

stags.co.uk