



Flints Cottage



# Flints

Hemyock, Cullompton, Devon EX15 3XA

Wellington/M5 (J26) 4 miles Taunton 10 miles

A charming detached property with stunning views delightful gardens set in 1.18 Acre.

- Five Bedrooms
- Master En Suite & Two Bathrooms
- Sitting Room & Dining Room
- Further Reception Room & Study
- Kitchen & Boot Room
- Established Gardens
- Outbuildings and Studio
- Rural Views
- Freehold
- Council Tax E

Guide Price £750,000

## SITUATION

Flints Cottage enjoys a commanding position high up on the Blackdown Hills, designated an Area of Outstanding Natural Beauty. It benefits from wonderful distant views over open countryside. The flourishing village offers a range of day to day facilities including local stores, public house, doctors surgery, church, post office, parish hall, playing fields and village primary school which feeds into the highly regarded Uffculme School. The thriving community is further supported by a range of clubs and societies providing a diverse mix of activities and interests for all. Wellington is within 5 miles, where an excellent selection of shopping, recreational and scholastic facilities can be found together with easy access to the M5 motorway situated on the eastern outskirts of the town. Both Taunton, Tiverton, Honiton and Exeter are also within an easy commute.

## DESCRIPTION

Flints Cottage is a delightful period property of rendered and colour washed appearance. This property has been extended and refurbished to provide this spacious family home. It offers flexible and versatile accommodation and enjoys wonderful views from its principal rooms. It is set amongst delightful gardens and grounds and adjoins the local nature reserve, which includes a good selection of wildlife. There is also an excellent range of outbuildings suitable for a variety of uses, a car port and plenty of parking. Internal inspection recommended.



## ACCOMMODATION

Entrance Porch into open plan reception room currently laid out with sitting room one end with feature gas log burner and music room at the other end with stairs to first floor and archway into dining room. Kitchen with a range of wall and base units, granite work surfaces Belfast sink, double oven and hob, built in dishwasher and space for fridge freezer. Off the kitchen is a useful boot room/utility with a door to the garden, further storage cupboards and plumbing for the washing machine. Complementing the ground floor and continuing into the old part of the property there is a further reception room with fireplace and log burner and bread oven with second staircase to first floor and steps lead up to Study with a range of shelving and storage cupboards, desk and door to boot room/utility. Bathroom with panelled bath, WC and pedestal wash hand basin.

On the first floor, accessed via one of the staircases, there two bedrooms, one with built-in wardrobes both enjoying rural views. At the opposite end of the property, accessed via the other staircase, there are three further double bedrooms with the master benefiting from dual aspect, built in wardrobes along one wall and en suite with claw foot bath, large shower cubicle, bidet, WC and vanity unit with inset sink. The Family Bathroom has a panelled bath with shower over, pedestal wash hand basin and WC.

## OUTSIDE

Outside the property is approached via a circular drive with wooden gates on both entrances, giving access to the parking and two bay carport. Beyond this there are a range of sheds/workshop and useful studio which has a decked area taking advantage of the aspect. Greenhouse. The garden is mainly laid to lawn with mature plants and shrubs and pretty nature pond. There is also a paved area with pergola ideal for entertaining..

## VIEWINGS

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

## SERVICES

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

## DIRECTIONS

From Wellington head in a southerly direction to the Wellington Bypass turning into Monument Road, continue to the crossroads at the top of the hill close to Wellington Monument. Continue straight across signposted Hemyock. Continue into the hamlet of Symonsburrow and the turning for Flints Cottage will be seen on the left. Identified by the Stags for sale board.



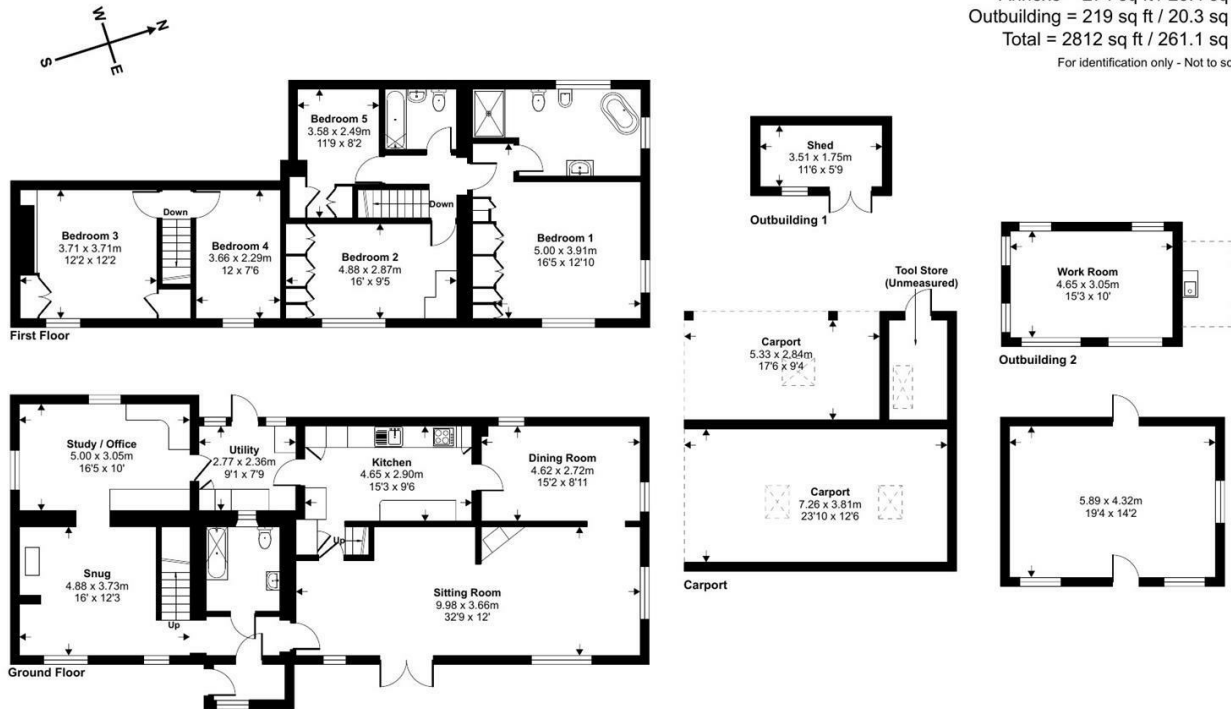
Approximate Area = 2319 sq ft / 215.4 sq m (excludes carport & tool store)

Annexe = 274 sq ft / 25.4 sq m

Outbuilding = 219 sq ft / 20.3 sq m

Total = 2812 sq ft / 261.1 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). © nichcom 2023. Produced for Stags. REF: 1032546

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 plus) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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