



Belletts Farm



Belletts Farm

, Clayhidon, Devon EX15 3TX

Wellington 5 miles, Taunton 9 miles, Hemyock 2.5 Miles

Beautiful detached 3 bedroom
farmhouse in stunning location set in
9.52 Acres with rural views.

- Stone Farmhouse
- 2 Reception Rooms
- Spacious Bathroom
- Rural Views, Gardens & Paddocks
- Freehold
- 3 Bedrooms
- Handmade Bespoke Kitchen/Dining Room
- Numerous Stores & Outbuildings
- Set 9.52 Acres
- Council Tax E

Guide Price £899,995

SITUATION

Bellett's enjoys an idyllic setting on the fringes of the sought-after village of Clayhidon, a rural yet accessible location within the Blackdown Hills. Local facilities include a public house, church and village hall. Hemyock is within 3.5 miles offering a range of facilities including doctor's surgery, church, post office/village stores, pub, shop, sports/recreational centre and a popular primary school. Essentially, the property is within the catchment of Uffculme Senior School with its outstanding reputation. There is also good access to the M5 motorway at junction 26 and a direct rail service to London from both Tiverton Parkway and Taunton to Paddington.



DESCRIPTION

Bellett's is believed to date back to the late 1700's and our vendor has lovingly brought the property back from a state of disrepair to a beautiful detached family home in a stunning location. All of the major works have been carried out and there will be an element of works that will still need doing, but giving the new owner the chance to finish it off to their own design and at their leisure.

The property has been subject to extensive works including re-plastering of interior, new windows, stunning new kitchen and large new bathroom. In brief, the property comprises entrance hallway, two reception rooms, large kitchen/dining room, rear utility and access to garden room which offer the potential to develop further subject to the necessary consents. Upstairs are three generous bedrooms and a large bathroom. The property sits in gardens and grounds of 9.52 Acres with paddock and numerous barns/outbuildings (all in need of modernisation). There are rural views across the Blackdown's.

ACCOMMODATION

This pretty stone property sits high on the Blackdown Hills, with far reaching commanding views. The original front door leads into a generous hallway with stairs to the first floor. The front reception room is flooded with light from the dual aspect French doors and windows, wooden flooring and a wood burning stove in the fireplace.

The bespoke fitted kitchen is beautiful, with ample room for dining and family space, dominated by a large fireplace with beam over, the kitchen comprises of cream base units, granite worksurfaces, inset hob and oven, further sink, quarry tiled floor. Door to the side and doors through to the utility and sitting room.

The sitting room is at the rear of the house, again dual aspect with fireplace and makes a lovely second reception room. The utility is a work in progress and will be left for the new owner to finish. Access to Boot Room with services available to re instate a WC.

Upstairs a generous landing leads to the three double bedrooms, all with attractive outlooks. The master and second bedroom each feature fireplaces, woodburning stoves and magnificent countryside views. The large family bathroom is beautifully fitted. Dual aspect and filled with light, large shower cubicle, a freestanding modern bath tub, low level wc and wash hand basin.

OUTSIDE

Driveway in with five bar gate. Chicken coop and small orchard, front garden and pedestrian access to the courtyard and barns to the side. two outside tapes one providing private supply the other mains. Separate vehicle access from the road for the barns to the side of the property. The barns and outhouses are all in a derelict state of repair and will be left as a blank canvas for the new owner to do so as they wish. With additional parking and car port across the road. The land in total sits in 9.52 Acres.

SERVICES

Mains electricity and water, Oil fired heating, private drainage. There is a public footpath running through the property.

VIEWINGS

Strictly by appointment with Stags of Wellington.

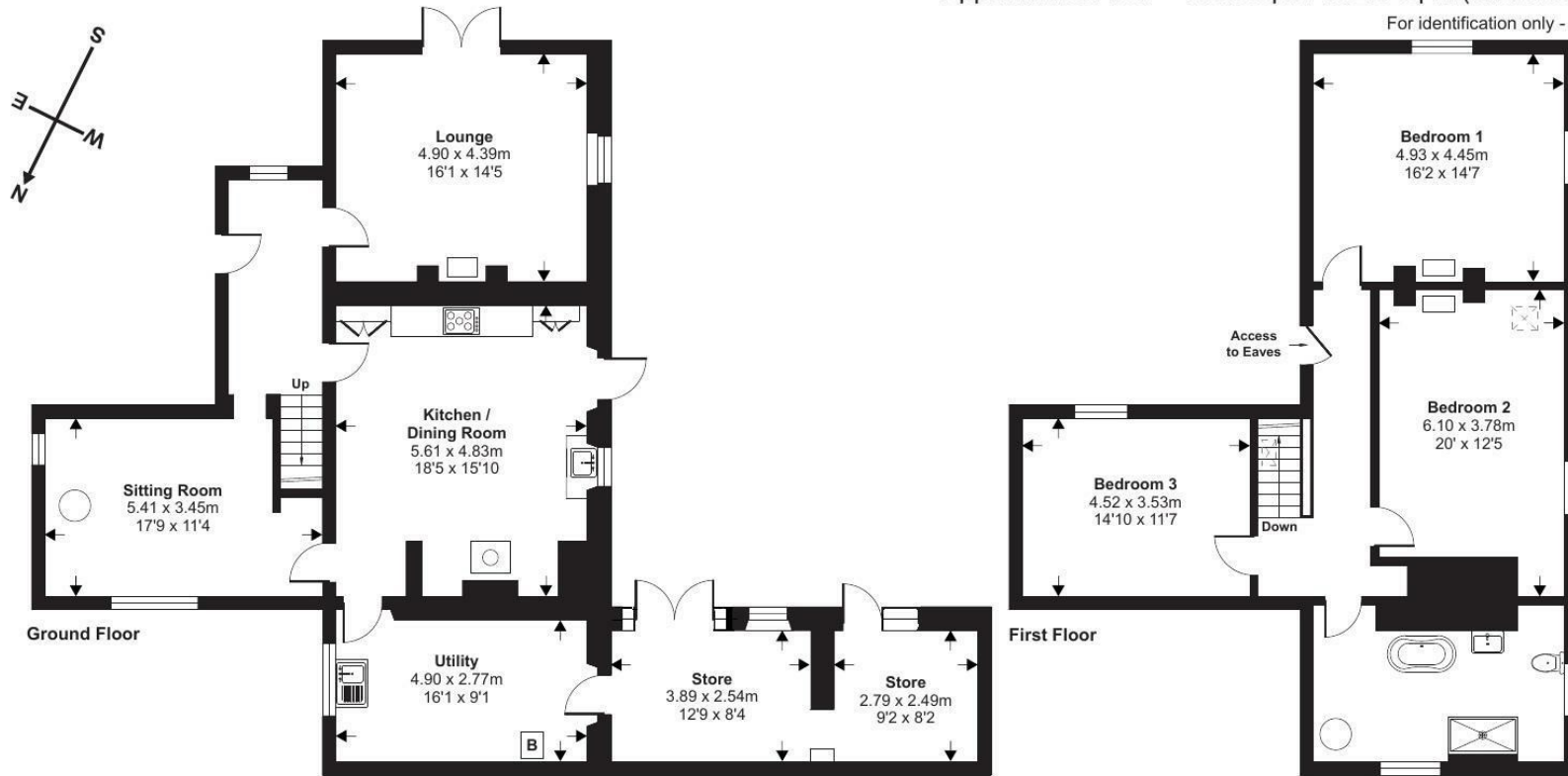
DIRECTIONS

From our office, proceed South out of the town centre (South Street, on to Pyles Thorne Road) Cross over the A38 and head into Ford Street. At the top of the hill, head straight across at the crossroads signed Clayhidon. Keep on this road onto Battle Street until you see School House and Clayhidon Village Hall on your left. Turn left here. After approximately 0.5 miles you will find Belletts Farm on your right.

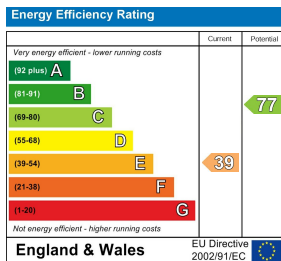


Approximate Area = 1698 sq ft / 182.8 sq m (excludes stores)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©n/checom 2023. Produced for Stags. REF: 1053215



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