



CORNERWAYS  
STREET

The Fernery



# The Fernery, High Street

Hemyock, Devon EX15 3RG

M5 (J26) Wellington 5 miles | Taunton 10 miles |

A substantial period home with extensive gardens and stone barn, uniquely positioned in the centre of this popular village.

- Period Property in Village Centre
- Area of Outstanding Natural Beauty
- 5 Bedrooms
- 5 Receptions Rooms
- 2 Bathrooms
- Large Level Gardens
- Detached 2 Storey Stone Barn
- Parking
- Council Tax: E
- Freehold

Guide Price £650,000

## SITUATION

The property is situated in the centre of the pretty village of Hemyock, nestled at the foot of the Blackdown Hills. This area is designated as an Area of Outstanding Natural Beauty. Hemyock provides a good range of local services including a health centre, primary school, nearby sought after secondary school, Churches and public house. Approximately 15 minutes drive is the larger market town of Wellington with access to the M5 at Junction 26 and a further range of facilities. The nearest railway station is at Tiverton Parkway, approximately 7 miles distance, with its mainline link to London Paddington. 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 20 minutes drive.

## DESCRIPTION

This interesting period home offers five bedrooms and extensive accommodation over two floors. Not many homes can accommodate a full size snooker table! There are period features and oodles of charm throughout. A former stable block and hayloft provides a versatile building that currently works as a garage/workshop/store/games room but has the scope for so much more (subject to planning). Ample parking and large gardens.



## ACCOMMODATION

From the courtyard, side door into Entrance Hallway/Breakfast Room. A versatile space for dining. Door to inner hallway and opening to the Kitchen/Dining Room which overlooks the garden and courtyard. This is a generous family space and I imagine, the real hub of the household. This characterful kitchen features a Heritage Range cooker (oil fired) and vaulted, beamed ceiling with spotlighting and tasklighting. From the inner hallway, door to the delightful Drawing Room, with pretty arched window to the side and working open fireplace. Stairs to the first floor and door to Lobby, a pretty space for bookshelves or a desk. Cloakroom with wc and wash hand basin. Door to small inner hall and into Dining Room/Study with wood burning stove, window to side and door to the huge Snooker Room, with shuttered window, double doors to the front and opening into the charming Snug - a cosy space with another wood burning stove under a pretty inglenook fireplace.

The first floor is as impressively generous with five bedrooms - the largest measuring approximately 18' x 16' with dual aspect outlook. There are a further three doubles and a single. The Family Bathroom is a good size and has a traditional white suite. There is a further Shower Room which is closer to the larger bedrooms. A flight of stairs takes you up in to the large loft space which spans the whole width of the property.

## OUTSIDE

The courtyard provides off road parking and is flanked by the stable/hayloft with garaging at one end and workshop at the other. An internal staircase leads to the first floor store, a great space, part of which has been previously used as a games room/playroom - the other end presently used for storage. This building lends itself to a multitude of purposes and could even be additional accommodation, annexe, salon, studio or various pursuits from home (STP). The gardens are mainly laid to lawn, there are areas of mature planting, trees, a terrace/patio and a veggie plot. All enclosed so ideal for families with dogs and children.

## SERVICES

Mains electricity, water and drainage. Oil fired central heating. Solar panels with battery.

## VIEWINGS

Strictly by appointment with Stags Estate Agents Wellington.

## DIRECTIONS

From Wellington town centre, head South towards the A38/rig road. Cross over the A38 signed to Hemyock and follow this road to the top of the hill. At the top, head straight across and continue down into Hemyock village. In the village centre, turn left at the memorial/pump and you will see The Fernery on your left hand side.



Approximate Gross Internal Area = 257.4 sq m / 2770 sq ft  
 Stable / Hayloft = 93.4 sq m / 1006 sq ft  
 Total = 350.8 sq m / 3776 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1029426)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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