



Shutes Farm



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Sheldon, Honiton, Devon EX14 4QX

Wellington & M5 (J26) 8 Miles, Honiton 7 Miles, Taunton 15 Miles.

Detached 17th century farmhouse with self contained annexe, set in 14.5 Acres.

- South Facing Farmhouse
- Farmhouse Kitchen
- Master En Suite and Family Bathroom
- Detached Stone Barn, Outbuilding & Stables
- Freehold
- Three Reception Rooms
- Four Bedrooms
- Two Bedroom Annexe
- Set in 14.5 Acres
- Council Tax F

Guide Price £1,000,000

SITUATION

The property is gloriously situated on the southern side of the Blackdown Hills, surrounded by rolling hills and wooded valleys within this Area of Outstanding Natural Beauty. There is excellent walking and out riding in the surrounding countryside.

Hemyock, to the north, has an active community with a good range of facilities including village shops, Post Office, public house, health centre, veterinary practice and parish hall. Easily accessible from the property are the nearby market towns of Wellington, with a Waitrose supermarket and access to the M5, and Honiton with a range of shops, sports facilities and a mainline station on the London Waterloo line.

The Jurassic Coast and the seaside town of Sidmouth is 16 miles to the south. There are good transport connections via the A303 at Honiton, which provides a convenient link to London, as well as Exeter and its international airport. The county town of Taunton, with an excellent range of shopping and recreational facilities, is also within easy reach.

DESCRIPTION

Shutes farm is believed to date back to the 17th Century, and has a wealth of character and charm. The property offers flexible and versatile accommodation with 4 bedrooms in the main house and a useful two bedroom annexe. Outside are established gardens to front and rear, a stone barn, stable block and further Dutch barn. Overall the property sits in approximately 14.5 acres.



ACCOMMODATION

Solid front door to entrance hall with tiled floor, window seat, stairs to first floor and understairs storage cupboard. Sitting room with continuation of the tiled floor, beamed ceiling with interesting chamfered ends, stone fireplace with beam over and bread oven, window seat. Dining room with tiled floor and patio doors to inner lobby. Snug with dual aspect, log burner and storage cupboard. Kitchen/Breakfast room with a range of wall and base units with work surfaces over, space for oven, Belfast sink, plumbing for washing machine, space for fridge/freezer, wall mounted boiler and larder cupboard. Opening into Sun room with patio doors to garden and access to cloakroom. On the first floor is a spacious landing with storage cupboard. There are four double bedrooms all having a pleasant aspect with some having feature beams and the master benefiting from an en suite with panelled bath, low level WC, pedestal wash hand basin and towel rail. The family bathroom consists of a panelled bath, low level WC, vanity unit with inset sink and airing cupboard.

Annex - Glazed front door to entrance hall with further interconnecting door to inner lobby giving access to the main house, stairs to first floor and steps down to the sitting room. The sitting room has patio doors to garden and understairs cupboard, arch into kitchen/diner with a range of wall and base units with work surfaces over, one and half bowl sink unit, plumbing for washing machine, built in oven and hob, space for fridge, wall mounted boiler, tiled floor, part glazed door to garden. The ground floor bedroom has a dual aspect and bathroom with panelled bath, pedestal wash hand basin and low level WC. On the first floor is a spacious bedroom with two large picture windows overlooking the gardens and beyond, shower room with shower cubicle, low level WC, wash hand basin and airing cupboard.

OUTSIDE

The property is approached down the driveway to the side of the stone barn adjacent to the lane, giving access to a large area of hard standing and parking area. There are lawns, shrubs and flower beds to the front with further lawns and flower beds to the rear. Close to the lane is a stone barn with cruck trusses which has been divided into various sections offering further potential subject to the necessary planning consents. On the opposite side of the drive are three stables and access to the Dutch barn. The land is mainly westerly facing and is divided into paddocks. There are a number of mature trees, including a small wooded area. On the other side of the lane is a small parcel of land. In total the property sits in 14.5 acres.

DIRECTIONS

From Wellington proceed southwards to the village of Hemyock. Continue through the village and turn left by the pub signposted Dunkeswell. Continue along this road for 3 miles and just past the modern agricultural building, turn right signposted to Sheldon. As you come down the hill, the farm will be found on the right hand side.

SERVICES

Mains electric, LPG, Private water and drainage.



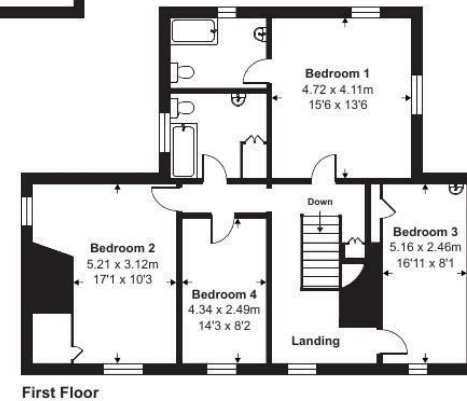
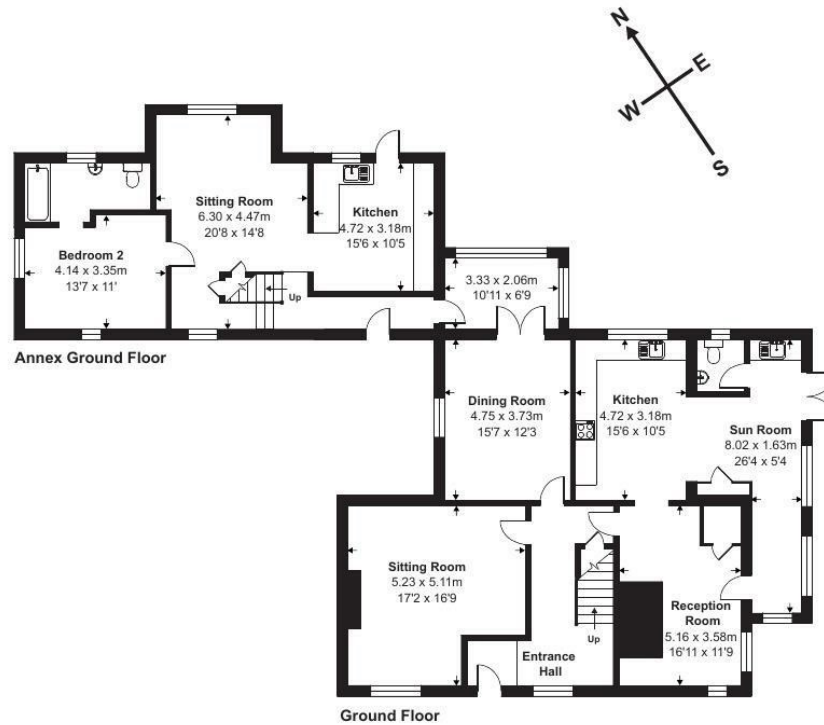
Approximate Area = 2460 sq ft / 228.5 sq m

Annex = 1176 sq ft / 109.2 sq m

Outbuildings = 4310 sq ft / 400.3 sq m

Total = 7946 sq ft / 738.1 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). ©nchecom 2024. Produced for Stags. REF: 1082648



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D			68
(39-54) E			
(21-38) F		22	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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