



Golden Orchard



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Hemyock, Cullompton, Devon EX15 3RU

Hemyock 1 mile Wellington/M5 (J26) 5 miles Taunton 12 miles

A well appointed country house with views and spacious accommodation. Set in just over one and half acres.

- 4/5 Bedrooms
- Kitchen/Breakfast Room & Dining Room
- Two Conservatories
- Double Garage & Studio
- Freehold
- Three En suite & Family Bathroom
- Sitting and Family Room
- Annexe Potential
- Workshop & Set in 1.59 Acres
- Council Tax F

Guide Price £825,000

SITUATION

The property is situated just outside the popular village of Hemyock, set within the Blackdown Hills, an Area of Outstanding Natural Beauty. The village offers a large range of amenities including a church, village pub, doctor's surgery, Post Office with shop and village hall with recreational ground. Hemyock also benefits from a further village shop, pre and primary school (which feeds directly into the highly regarded Uffculme Secondary School) and a well equipped sports ground including tennis courts, football pitch and a Multi-Use Games Area. The thriving community is further supported by a large variety of clubs and societies providing a diverse mix of activities and interests for all. The nearby town of Wellington affords a comprehensive range of commercial, recreational and educational facilities, as well as providing access to the M5 motorway (J26). Mainline rail connections are readily available at Tiverton Parkway, at (J27) and Taunton. Taunton and Exeter are conveniently located and with both centres offering the range of facilities befitting those of County and Regional centres. In themselves, the Blackdown Hills provide a diversity of countryside activities with many designated footpaths and bridle ways.

DESCRIPTION

Golden Orchard is a diverse family home set in 1.59 acres of grounds. Situated at the rear of its plot, the house enjoys wonderful views over the gardens and further over the Blackdown Hills towards the Wellington Monument. The property has undergone a wealth of improvements during our vendors ownership over the last 24 years and now the accommodation comprises kitchen, dining room, sitting room, 2 conservatories, 3 bedrooms, 1 en-suite and a family bathroom to one side of the property. To the other side is a large reception room and utility room to the ground floor and on the first floor is a master bedroom with en-suite, sitting room/bedroom 5 and a family bathroom. Outside there is a substantial workshop 8m x 5m with power, a garden office, two greenhouses, a tool shed and a storage shed and a kennel.



ACCOMMODATION

A covered porch leads to the 1/2 glazed front door which opens into the entrance hall with door to rear, door to utility, stairs to first floor and door to kitchen. The kitchen/breakfast room has a range of wall and base units with wood effect worktops and inset 1 1/2 bowl single drainer sink unit with mixer tap. There is space for a fridge and cooker with extractor hood over, space and plumbing for dishwasher and double doors opening onto a patio area. From the kitchen a door way leads to the dining room with door to cloakroom with WC and wash basin and stairs to first floor. The dining room/snug benefits from a log burning stove, wooden flooring, alcove office area, window to rear and double doors leading into a conservatory. The conservatory has doors opening out onto the patio area and a cupboard housing the water treatment equipment. From the dining room a door leads into the sitting room with a bay window to the front, window to rear, wood burner with slate hearth, wooden flooring and double doors opening into a further conservatory. This conservatory has a door to the front and door to the rear which leads on to a lovely enclosed seating area.

On the first floor are 3 double bedrooms, all enjoying far reaching views, the master bedroom benefitting from built in wardrobes and an en-suite bathroom with WC, wash basin, bath with shower attachment and enclosed shower cubicle. There is a further shower room with WC, wash basin, shower and heated towel rail.

To the other side of the property, off the entrance hall is the utility room with a range of base units with wood effect worktops, inset ceramic sink with mixer tap, space for fridge/freezer, plumbing and space for washing machine. From the utility, a door leads into a large reception room with double aspect windows.

On the first floor there is a master bedroom with en-suite shower room and a further reception room which could be used as bedroom 5. This room benefits from a wood burner and double doors which open onto a Juliet balcony enjoying fantastic views over the Blackdown Hills. A door leads into a bathroom with roll top, claw foot bath with shower attachment, separate shower, WC, wash basin and dual aspect windows.

OUTSIDE

The property is approached off the lane via a gravelled driveway which sweeps up through the plot to a large parking area. There is a double garage with electric roller door and pedestrian door. Stairs lead up from the garage to a useful room above which can be used for a variety of uses. There is an impressive rotating wood burning stove to the centre of the room and windows to all aspects creating a lovely light space. The property benefits from a range of further outbuildings to include a large wooden workshop, an insulated studio with power, light and 2 useful sheds. The garden is mainly laid to lawn with a number of seating areas and an enclosed vegetable garden with 2 greenhouses. There are a variety of mature trees throughout the garden including a number of fruit trees. In all, the plot extends to 1.59 acres.

DIRECTIONS

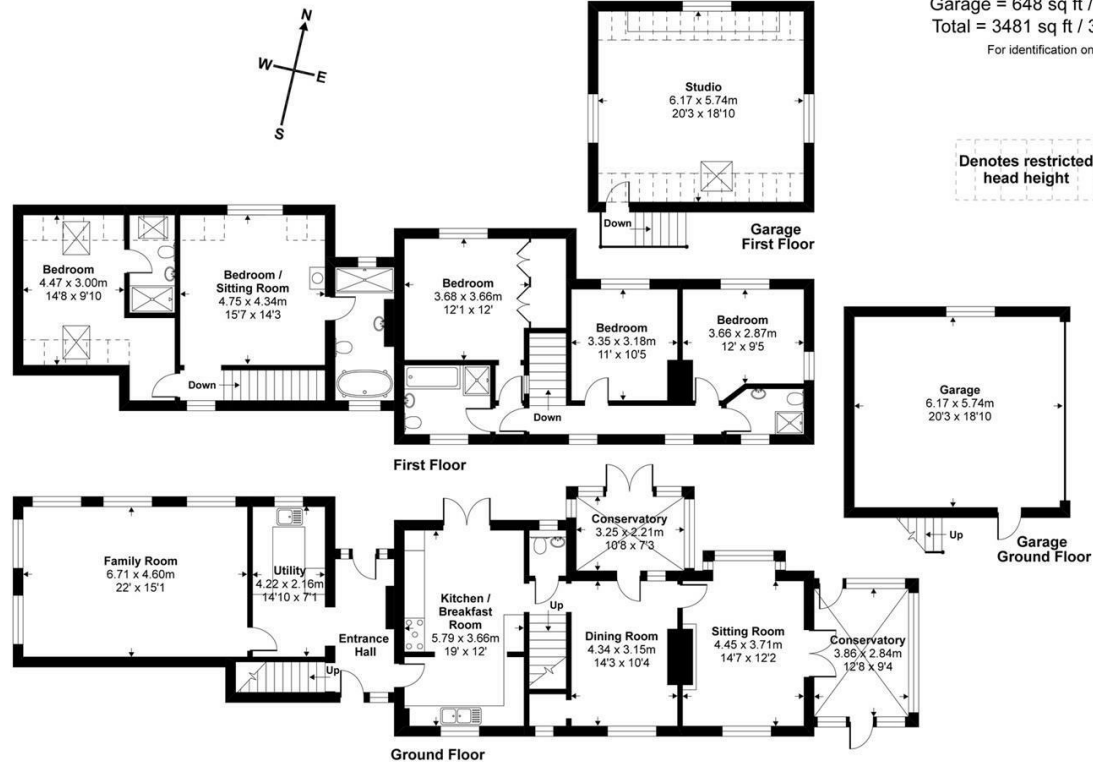
From Hemyock take the Dunkeswell Road in a southerly direction and after approximately 0.75 miles at Lickham Cross turn right and take the first entrance on the left hand side to Golden Orchard.

SERVICES

Mains electricity, private water, private drainage. Oil fired central heating. Solar PV & batteries have been installed. EV charging point.



Approximate Area = 2633 sq ft / 244.6 sq m
 Limited Use Area(s) = 200 sq ft / 18.5 sq m
 Garage = 648 sq ft / 60.2 sq m
 Total = 3481 sq ft / 323.3 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). © nrichcom 2020. Produced for Stags. REF: 677838

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(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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