



Brook House



M5 (J26) Wellington 5 miles | Taunton 10 miles

A detached period property providing spacious accommodation in a popular village location.

- 4/5 Bedrooms
- Family Bathroom and En Suite
- 3 Reception Room
- Kitchen & Utility
- Pretty Gardens
- Parking
- Freehold
- Council Tax E

Guide Price £485,000

SITUATION

Situated in the centre of the village of Hemyock within the Blackdown Hills which are designated an Area of Outstanding Natural Beauty. Hemyock provides a good range of local services including a health centre, primary school, nearby secondary school (Uffculme), Churches, public house, 2 village stores and Post Office. Approximately 15 minutes drive is the larger market town of Wellington with M5 junction and a further extensive range of facilities, with the nearest railway link at Tiverton Parkway approximately 8 miles distance. The county town of Taunton provides further mainline railway link and an extensive range of shopping and educational facilities. The market towns of Cullompton and Honiton are both within about a 20 minute drive.

DESCRIPTION

Brook House is a detached period property offering spacious and flexible accommodation, believed to date back to the 1800's with a wealth of character and charm. The accommodation consists of four/five bedrooms and two/three reception rooms. The property is situated in the heart of the village within the beautiful Blackdown Hills and enjoys views towards St Marys Church.

ACCOMMODATION

Entrance lobby leading to Entrance hall with access to all rooms. Sitting room a spacious room with dual aspect, log burner with slate hearth. Snug/office with window to side. Dining room with feature fireplace and access to kitchen. Cottage style kitchen with wall and base units and wooden worktops and tiled splashbacks, integrated dishwasher, double ceramic sink. Built in double oven, hob with extractor over and space for fridge/freezer. Off the kitchen is a useful utility which provides further wall and base units with wall mounter boiler. Bedroom five is located at the front of the

property, but could be used as a further reception room if required. Completing the ground floor is also a cloakroom.

To the first floor are four double bedrooms with the master having an ensuite , walk in shower, low level WC and vanity unit with insert basin. Family bathroom with bath, shower cubical, low level WC and wash hand basin. Off the landing is a door that gives access to the attic space currently being used for storage but offers further potential to develop further subject to the necessary consents.

OUTSIDE

The pretty westerly facing garden is fully enclosed by fencing and attractive stone wall. the garden is level and private mainly laid to lawn, with flower borders with mature shrubs and trees. Summerhouse with seating area. Garden shed with power. Access to front via side gate. Parking for two cars

VIEWINGS

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

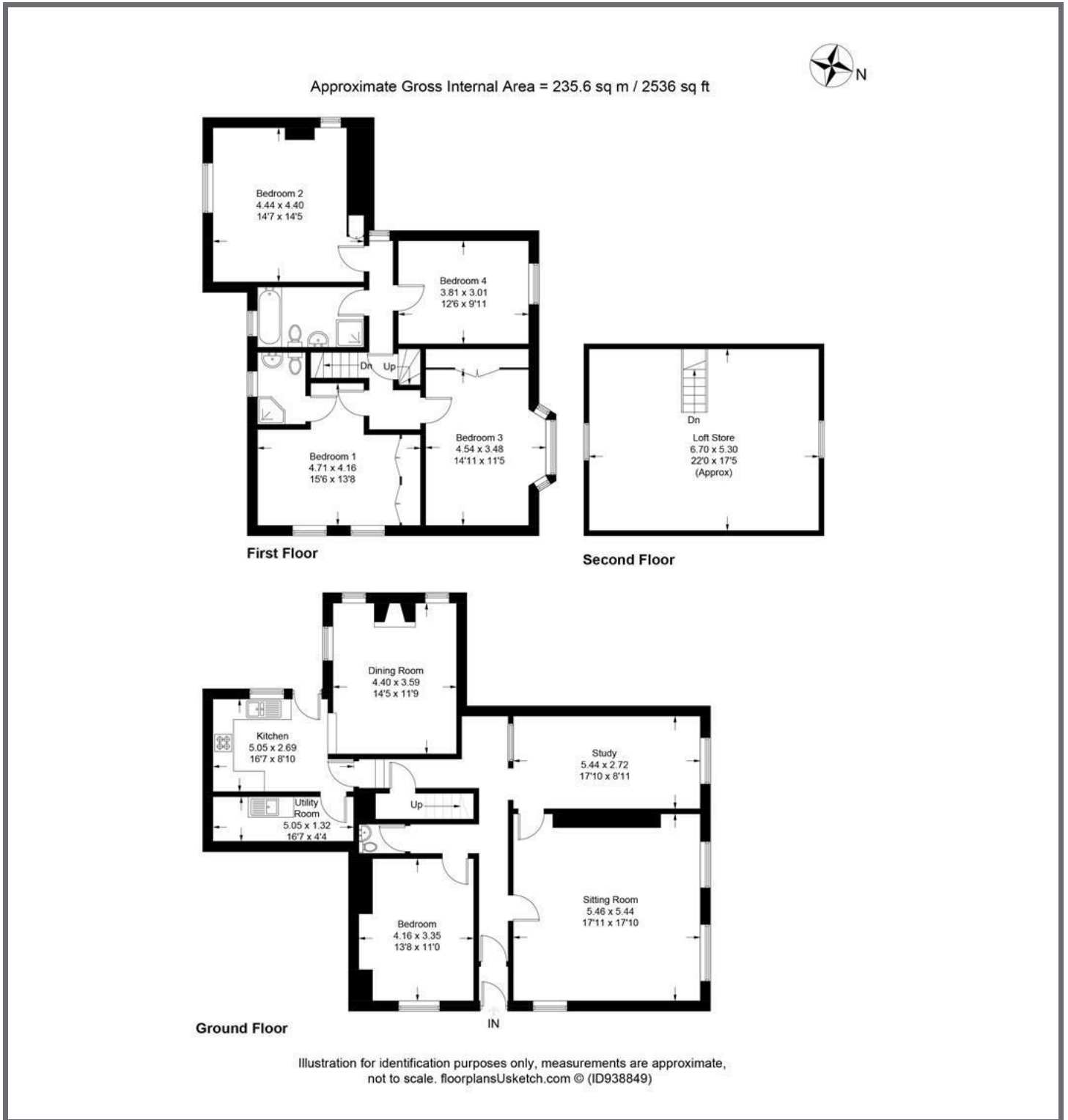
DIRECTIONS

From Junction 26 of the M5 motorway head towards Wellington at Chelston roundabout take the first exit onto the A38, signposted Exeter. After approximately 1 mile take the left hand turning onto Monument Road and continue to the top of the hill and at the staggered crossroads by Wellington Monument continue straight across, signposted Hemyock. Continue through the village and just after the village water pump the property will be found on the left hand side.

SERVICES

Mains electric, water and drainage, Gas heating.





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
(92-100) A	(81-91) B	(69-88) C	(55-77) D
(55-68) E	(49-54) F	(35-48) G	(2-48) H
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		75	26

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