



Smythes Farm



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Clayhidon, Cullompton, Devon EX15 3QE

M5 (J26) 5.5 miles | A303 10 miles | Taunton 11 miles

Character 3/4 bedroom farmhouse with traditional outbuildings, attractive gardens & paddocks in approx 2.6 acres

- Attractive 3/4 bedroom detached farmhouse
- 2 Reception Rooms
- Attractive gardens and Grounds
- Set in approximately 2.6 Acres
- Council Tax Band E
- Useful Range of Traditional Outbuildings
- Kitchen/Breakfast Room
- Paddocks
- Freehold

Guide Price £760,000

SITUATION

Smythes Farm lies between the villages of Churchinford and Hemyock nestled in the heart of the Blackdown Hills, a designated Area of Outstanding Natural Beauty. Churchinford is a thriving and highly sought after village with a community shop, Post Office, coffee shop, Doctors Surgery, pre-school and popular public house. The village school is particularly active and hosts a wide range of events. In addition, there is a Parish Church and Primary school nearby along with numerous bridleways and footpaths for those with walking or riding interests. The County town of Taunton is just 8 miles away with excellent shopping and recreational facilities including a Racecourse, together with a very good range of schools and colleges. Taunton is also the home of the Somerset County Cricket Ground. There are excellent communication links with easy access to the M5 at junction 25 and the A3030 nearby. London Paddington can be reached by rail in under two hours, whilst Bristol and Exeter international airports are just a 45 minute drive away, as is Lyme Regis and the Jurassic Coast.

DESCRIPTION

Smythes Farm benefits from many character features including inglenook fireplace, window seats and exposed beams with 2 reception rooms, kitchen/breakfast room and utility with a study/bedroom 4 to the first floor. There are 3 bedrooms and a shower room to the first floor with the property having oil fired central heating.



ACCOMMODATION

Entrance porch with tiled floor and glazed door leading to the entrance hallway with stairs rising to the first floor. Sitting room with inglenook fireplace with inset wood burner on a slate hearth with beam over, window seat and attractive stained glass window leading to kitchen. Further door to kitchen. The dining room has a brick fireplace with inset wood burner on a quarry tiled hearth and a window seat. The adjoining study is also suitable as a fourth bedroom and enjoys views from three aspects. Range of fitted cupboards and recessed bookshelves. The rear hall makes an ideal boot room with tiled floor throughout, velux roof light and UPVC door to side. Adjoining cloakroom with WC and utility room with Belfast sink on brick pillars, Worcester oil fired boiler and pressurised hot water cylinder. Plumbing for washing machine and door to kitchen/breakfast room comprising double bowl Belfast sink with mixer taps over and adjoining oak draining board and matching worktops with cupboards and drawers beneath. Space for Range cooker with extractor hood over with adjoining cupboards with granite worktops. Door to sitting room and front and spacious dining area with window overlooking kitchen garden.

On the first floor is a spacious landing with two windows to rear. There are three bedrooms with the master bedroom having wonderful views from three aspects and part vaulted ceilings. The family bathroom comprises bath with electric shower over, pedestal wash hand basin and low level WC together with useful store cupboard and trap access to roof void. There is also a separate shower room with shower cubicle, vanity unit and low level WC.

GARDENS and GROUNDS

The property is approached off the quiet lane through a five bar metal gate with driveway providing ample parking, turning and access to the various outbuildings. There is a block and stone garage approached through an up and over door, concrete floor, power and light. There is a stone barn being part timber clad under a tin roof divided into two stables and useful store area. It also has a concrete floor and is connected with power, light and water. There is an adjoining hay barn/workshop. Beyond are two stone outbuildings (former stables) now used as workshop and wood store. The gardens to the front are attractive cottage style with lawned areas with well stocked flower and shrub borders, paved sun terrace beyond which is a walled and fenced kitchen garden. To the rear is a paved patio and adjoining paddock of approximately 0.5 acres with further range of outbuildings beyond which is a field which is naturally hedged and tree lined and extends to approximately 1.8 acres.

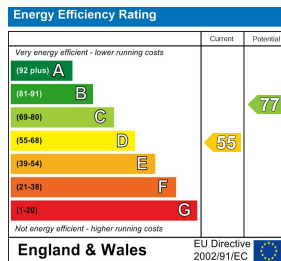
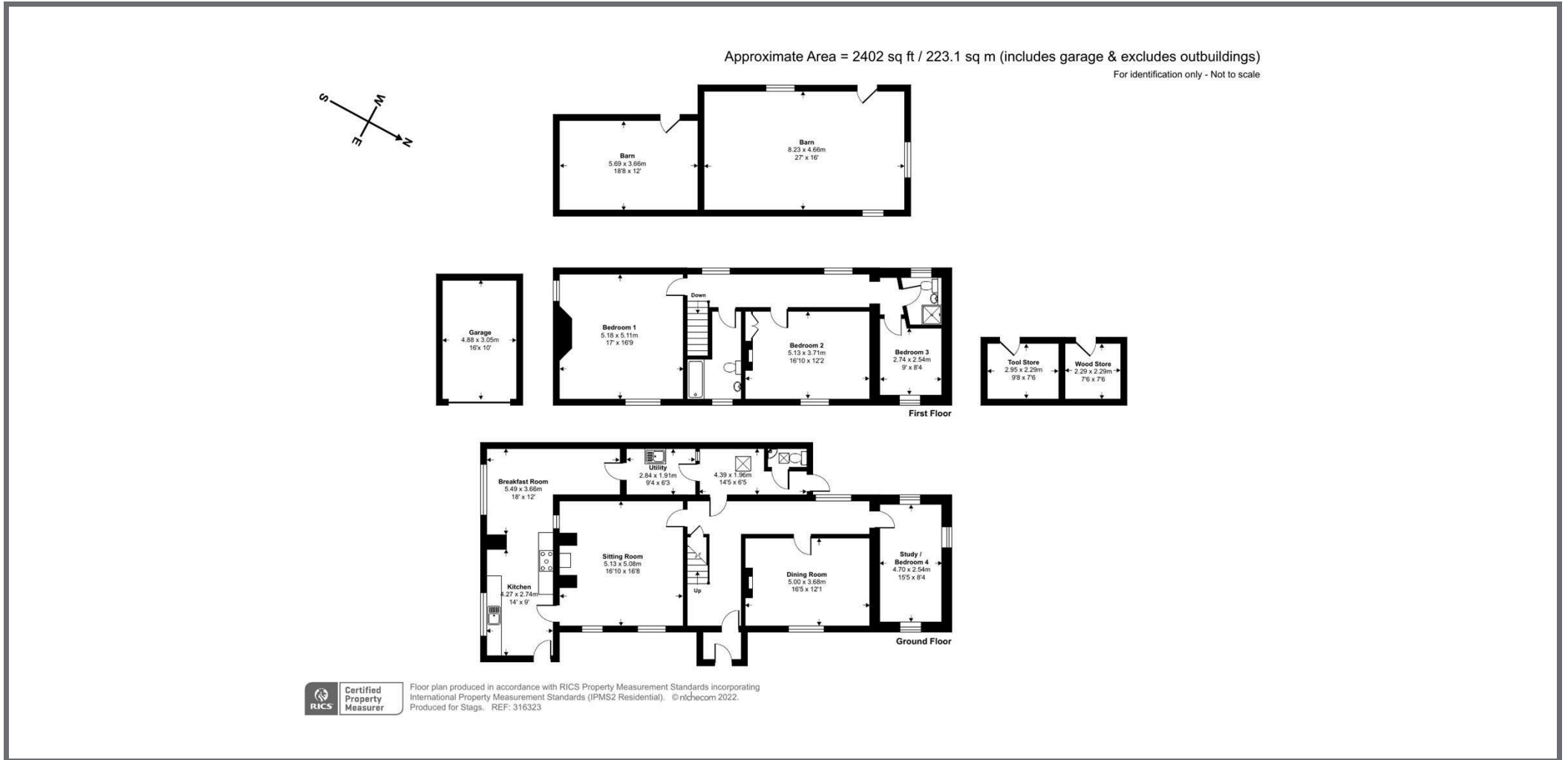
SERVICES

Mains water and electricity. Private drainage. Oil fired central heating.

DIRECTIONS

From Hemyock head east towards Churchinford and after the right hand turn to Bolham Water take the next turning right down an unmarked lane. Smythes Farm will be found on the right hand side.





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