



Rosemount



Uffculme 1.5 miles | Tiverton 10 miles |
Exeter 19 miles

A spacious detached property with planning for two/three bed contemporary eco property with wonderful views over its own land to the Blackdown Hills beyond. Set in 5.93 Acres. On edge of village location with rural views.

- Four Double Bedrooms
- Master En Suite & Family Bathroom
- Three Reception Rooms
- Kitchen/Breakfast Room
- Utility Area & Shower Room
- Large Gardens & Garage & Parking
- 2/3 bedroom Contemporary, Eco Designed Home With Footings
- Paddock Approx 5.93 Acres in total
- Freehold
- Council Tax band E

Guide Price
£1,200,000

SITUATION

Set in six acres of fields, copses and mature tree-lined hedgerows, Rosemount represents a timeless environment where nature and farming harmonise perfectly. In the same ownership for 40 years, initially farmed organically, wildlife and native plants have had time to establish and create a rich biodiversity.

The property is situated in a small hamlet called Gaddon Down on the outskirts of this picturesque and much sought-after village of Ashill with a highly regarded village pub, The Ashill Inn. The village also has a chapel, village hall, tennis courts and various clubs and societies. Just over 1 mile away is Uffculme with its popular secondary school, rated 'Outstanding' by Ofsted, and shops catering for everyday needs. Other nearby schools include Blundells in Tiverton which offers discounted fees to local residents and Wellington Schools. Junction 27 and 28 of the M5 are approximately 4 miles distance from Ashill, making it highly accessible to both road and rail with Tiverton Parkway stations providing a 130 minutes intercity link to London Paddington. Exeter Airport is 17 miles away offering a wide range of national and international flights.

DESCRIPTION

The property comprises a wonderful opportunity to acquire a period detached country house with planning permission in the fields for a contemporary home in this quiet, idyllic location, surrounded by the rolling countryside of the Blackdown Hills. The beauty of the situation with both homes separately placed for privacy, needs to be seen to be appreciated. The proximity of motorway and rail links to London and beyond ensures that this secluded rural spot has the best of both worlds.

Rosemount has been extended over the years to provide flexible family living. It has many attractive character features. The accommodation consists of four bedrooms, master with dressing area and en-suite, and a family bathroom. On the ground floor are three reception rooms and a spacious kitchen/breakfast room, utility area and a shower room. The property enjoys extensive grounds including a number of specimen trees planted by the owner over the past 40 years, garage and parking, with lovely rural views. Within the land grounds there is planning permission for a contemporary eco efficient home with wonderful views over its own land to the Blackdown Hills beyond. Footings already in place. separate entrance/driveway from lane to the rear of the holding, ensures privacy for both homes. Further information can be found on the Mid Devon planning portal with reference 21/00229/Full. In all the property is set in just under 6 acres. The property is being offered for sale with no onward chain.

ACCOMMODATION

Entrance porch with solid front door to kitchen/breakfast room with tiled flooring, oil fired Rayburn, fitted kitchen, electric oven, ceramic hob, dishwasher, space for fridge/freezer and windows to the rear. Utility area, tiled flooring, door leading to rear patio, plumbing for washing machine, wall mounted cupboards. Downstairs shower room, tiled flooring, window to side, double shower, W.C and wash hand basin. Living room with oak floor, windows to front, fireplace with inset log burner. Garden room, a lovely light room overlooking the garden with oak flooring, window to front and rear, patio doors to the side, Study, oak flooring, windows to front, fireplace with inset log burner.

First floor, master bedroom, dual aspect room with window to front and side. Dressing room, window to front and side. En-suite, wooden effect vinyl, window to the rear, double shower, heated towel rail, WC, wash hand basin. Bedroom two window to the front, decorative fireplace. Bedroom three dual aspect taking advantage of the views over Bedroom four window to front and rear. Family bathroom has wooden flooring, window to rear, large roll top bath, wash hand basin, W.C, large storage cupboards.

OUTSIDE

The property is approached via a tree line driveway which has parking for several cars and access to the garage, a path leads down to the front door with various patio areas and large lawn, with mature shrubs and bordered by hedging and trees. Beyond the gardens gives access to the paddocks. In all, the property extends to approximately 5.93 acres.

PLANNING

Within in the fields there is planning permission for a two/three bed contemporary property with master en suite and family bathroom, study and open plan kitchen/diner/sitting room. Footings are already in place. Further information can be found on the Mid Devon planning portal with reference 21/00229/FULL.

SERVICES & AGENTS NOTE

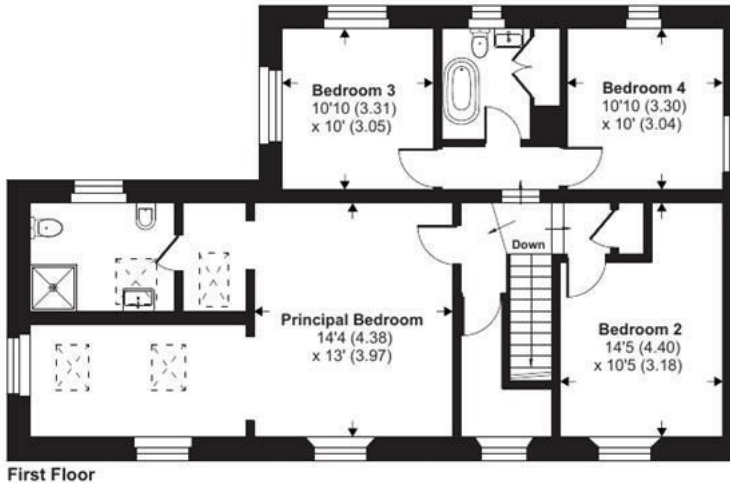
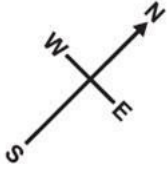
Mains water, electricity and private drainage - septic tank untested. Oil fired heating. Separate immersion heater. Oil fired Rayburn. This property has the benefit of standard broadband(Ofcom). Mobile coverage available inside with EE, O2, and Vodafone (Ofcom).

VIEWINGS

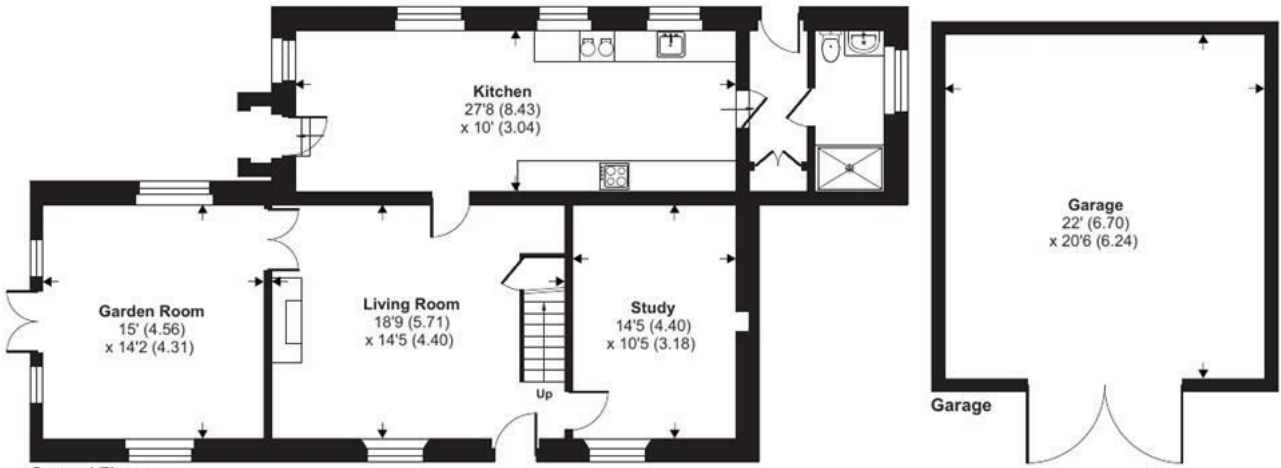
Strictly by appointment with the vendor's selling agents, Messrs Stags, Wellington Office.



Approximate Area = 2049 sq ft / 190.3 sq m
 Garage = 450 sq ft / 41.8 sq m
 Total = 2499 sq ft / 232.1 sq m
 For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1141233

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 | (85-92) B | | 87 |
| (81-84) C | (69-78) D | 51 | |
| (69-80) E | (55-68) F | | |
| (45-68) G | | | |
| Net energy efficient - higher scoring coats | | EU Directive 2002/91/EC | |
| England & Wales | | 2022/91/EC | |

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