



Northcote



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Hemyock, Cullompton, EX15 3RU

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

A 5/6 bedroomed detached light and spacious country house with magnificent views. Set in 4.5 acres.

- 5/6 Bedrooms
- Kitchen/Diner/Utility
- Two Storey Garage with Permission For Ancillary Accommodation
- Set in 4.5 Acres
- Two En Suite Shower Rooms & Family Bathroom
- Two Reception Rooms
- Outbuilding/ Parking/ Rural Views
- Freehold/Council Tax Band F

Guide Price £1,050,000

SITUATION

Northcote is situated privately within its grounds and lies approximately 1 mile south of the popular village of Hemyock and within the Blackdown Hills, designated an Area of Outstanding Natural Beauty. Hemyock offers an excellent range of facilities including a doctors surgery, pub and village primary school which feeds into the highly regarded Uffculme School.

DESCRIPTION

Northcote comprises a 5/6 bedroom country house. The accommodation is light and spacious with magnificent views. A particular feature of the property is its superb oak framed farmhouse style kitchen with bi-folding doors leading out onto a magnificent sun terrace. The property benefits from oil fired heating, double glazed windows and some original features including exposed beams.



ACCOMMODATION

A door opens into the hallway with a staircase rising to the first floor and access to all main rooms including cloakroom and boiler room housing the water treatment equipment. A door leads into the guest suite which comprises a shower room, large double bedroom benefiting from its own side entrance porch together with glazed French doors leading to a reception room with deep window sills and storage cupboard. The main sitting room offers views from three aspects French doors to sun terrace, wood burning stove on a slate hearth, oak flooring and exposed beams. The wonderful farmhouse style kitchen/dining room is set within an oak framed barn with bi-folding oak doors leading out on the sun terrace. There are Velux roof lights and large windows allowing tremendous light into this family space. Hand made kitchen with oak wall units, maple worktops and 2 bowl sink with mixer taps and wooden drainer. Built in oven and hob. Island unit. Adjoining utility room with Belfast sink, door to rear. On the first floor a spacious landing with loft access and airing cupboard. There are a total of 5 bedrooms on the first floor, 4 of which enjoy magnificent views from 2 aspects, 1 currently used as a study and the master bedroom with en suite shower room. The family bathroom comprises a free standing ball and claw roll top bath with Victorian shower attachment, separate shower cubicle, pedestal wash hand basin and WC.

OUTSIDE

The property is approached off the quiet lane over a gravelled driveway which leads to a large area of parking/turning. Adjacent is a useful 3 bay oak framed garage with room over partially converted. The gardens and grounds surround the property and are laid mainly to lawn with areas of copse and potential paddock areas. The grounds include a large paved and gravelled sun terrace, large sweeping lawns which are naturally hedged giving much privacy and a fine selection of trees including oak, sweet chestnut, beech, hazel, field maple, fig and mountain ash. In total the land extends to approximately 4.5 acres. By the entrance to the drive is a large tractor shed.

SERVICES & AGENT NOTES

Mains electricity. Private drainage septic Tank - Inspected 2024. Private Water. Oil Heating. Solar PV and solar thermal. This property has the benefit of standard broadband (Ofcom). Mobile coverage available inside & limited outside with O2, Three and Vodafone and EE (Ofcom). The current owners use Starlink.

Japanese Knotweed has been found at the property, and a management plan is in place, and can be obtained from the office on request.

DIRECTIONS

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



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.



Approximate Area = 2421 sq ft / 224.9 sq m
 Garage = 869 sq ft / 80.7 sq m
 Outbuilding = 116 sq ft / 10.7 sq m
 Total = 3406 sq ft / 316.3 sq m
 For identification only - Not to scale

Garage Ground Floor
 Garage 8.94 x 5.41m
 29'4" x 17'9"

Garage First Floor
 Garage 5.97 x 5.18m
 19'7" x 17'

Outbuilding
 4.90 x 2.24m
 15'9" x 7'4"

Ground Floor
 Sitting Room 6.40 x 3.81m
 21' x 12'6"
 Reception Room 4.72 x 3.84m
 15'6" x 12'7"
 Bedroom 6.22 x 3.12m
 20'5" x 10'3"
 2.49 x 2.24m
 8'2" x 7'4"
 Dining Room 4.45 x 4.37m
 14'7" x 14'4"
 Kitchen 5.51 x 2.64m
 18'1" x 8'8"
 Utility 2.59 x 2.54m
 8'5" x 8'4"

First Floor
 Bedroom 5.69 x 4.80m
 18'9" x 15'9"
 Bedroom 4.04 x 3.25m
 13'3" x 10'8"
 Bedroom 4.75 x 2.92m
 15'7" x 9'7"
 Bedroom 2.28 x 2.15m
 7'4" x 7'2"
 Bedroom 4.60 x 4.14m
 15'1" x 13'7"

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntkhcom 2024. Produced for Stags. REF: 1202165



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		34	70
England & Wales		EU Directive 2002/91/EC	

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