



Springhayes



Springhayes

Hemyock, Cullompton, EX15 3SU

An individual architect-designed, thatched, oak-framed home in an elevated position with beautiful rural views.

- Three Double Bedrooms
- 30' Kitchen/dining room
- Family bathroom and en suite
- Landscaped gardens, orchard and paddock (totalling 1.23 acres)
- EV Charging Point. Full Domestic PV Array
- Office/4th Bedroom
- Sitting room & Garden room
- Utility room, boot room & WC
- Double garage, parking & outbuildings.
- Council Tax Band F. Freehold

Guide Price £975,000

SITUATION

Springhayes is situated in a beautiful location with glorious rural views, set within the Blackdown Hills designated a National Landscape (formerly AONB). The village of Hemyock is nearby where facilities include: two shops (one with a Post Office), doctors' surgery, tennis, bowls and football clubs. The village school feeds into the highly regarded Uffculme Secondary School. The nearby towns of Wellington, Honiton and Taunton are within an easy drive, as is access to the M5 motorway (J26), providing links to Bristol and Exeter. The rail service from Taunton to London Paddington is under 2 hours.

DESCRIPTION

A rare opportunity to purchase this individual home, architecturally-designed and full of character, built for the current owners in 2014. It uniquely combines traditional and contemporary building methods and materials, to provide spacious and light, highly insulated, energy efficient accommodation that maximises the benefit of its rural position and views of the beautifully landscaped garden.

The layout and design display the oak frame that is so much a feature of this house. The oak staircase, galleryed landing, doors and floors complement the structure and quality of the property.

It has been designed to provide an energy-efficient home; to that end the underfloor heating throughout the ground floor and bathrooms, and radiators in the bedrooms, are powered by an Air Source Heat Pump, complemented by a Heat Recovery System and full domestic array of Photo Voltaic panels on the garage/workshop roof that generates electricity and provides a modest income.



The property comprises: porch, glazed entrance hall, kitchen/dining room, sitting room, garden room, utility room, boot room and downstairs WC. First floor: galleried landing, three generous double bedrooms, one with an ensuite bathroom, family bathroom with shower cubicle, large office/ 4th bedroom and two useful, easily-accessible loft stores

Outside: The gardens are a particular feature and have been designed and created by the current owners. Outbuildings include a double garage adjoining a large building (currently used as a workshop), a field store, small stone shed with WC and two garden sheds providing ample storage and opportunities for many uses.

ACCOMMODATION

The glazed front door opens into the light airy hall with access to the cloakroom. Fully-glazed double oak doors open off the hall into a large kitchen/dining room. This is a spacious room with windows to the front and side, and glazed double doors off the dining room to take full advantage of the southerly aspect and far-reaching views. The kitchen is fitted with an extensive range of floor and wall cupboards and drawers with granite worktops, an electric AGA Masterchef induction cooker with extractor fan and plumbing for a dishwasher. A ledged solid oak door off the kitchen leads to the utility room and a boot room with plumbing for a washing machine, access to the rear porch, garden and outbuildings.

Glazed double doors off the hall lead to the sitting room with a cast iron, electric fire (log-burner effect), engineered oak floorboards and a French window to the terrace. Double doors from this room open into the oak framed garden room with a hand-made terracotta-tiled floor. This is a lovely, light, warm room immersed in the garden.

The first floor galleried landing with a canopy of exposed oak beams has a window with extensive views and ledged oak doors to all the first floor rooms. There are three generous, double bedrooms, and the master bedroom has an en suite bathroom. Additionally, there is a family bathroom with separate shower cubicle, and a large office, which could be converted to a fourth bedroom if required. There are two, large, accessible loft stores off the landing. Large triangular windows, high up at each gable-end of the house provide lots of additional light to the first floor.

OUTSIDE

The gardens have been cleverly landscaped with a paved terrace and seating area to take advantage of the position, views and garden from the front of the house. There are extensive borders filled with shrubs and plants, an ornamental pond with a pumped waterfall and ornamental trees. A productive vegetable garden, with raised beds and an established asparagus bed are complemented by an orchard/ paddock of apple and plum trees, and filled with native daffodils in spring, a poly tunnel greenhouse and two garden sheds.

There is a range of outbuildings including; a very large building (46ft x 19ft) with heating, power, light and a water supply, a double garage with electric doors and EV charging point plus plenty of additional parking on a tarmac forecourt A small, stone, rendered outhouse with a garden WC, cold water supply with water heater, spring-water treatment equipment, slate shelving, power and light.

SERVICES

Mains electric (Economy 7), Air Source Heat Pump, private spring water supply, Klargestertype private drainage. This property has the benefit of standard broadband(Ofcom). Mobile coverage limited inside & outside with EE, Vodafone, Three and limited inside with 02(Ofcom).

VIEWINGS

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

DIRECTIONS

From Wellington head in a southerly direction to the Wellington Bypass turning into Monument Road, continue to the crossroads at the top of the hill close to Wellington Monument. Continue straight across signposted Hemryock. Continue along this road turning left signposted Ashculme and proceed down the hill where the property will be found on the right hand side.



Approximate Area = 2495 sq ft / 231.8 sq m (excludes open storage)

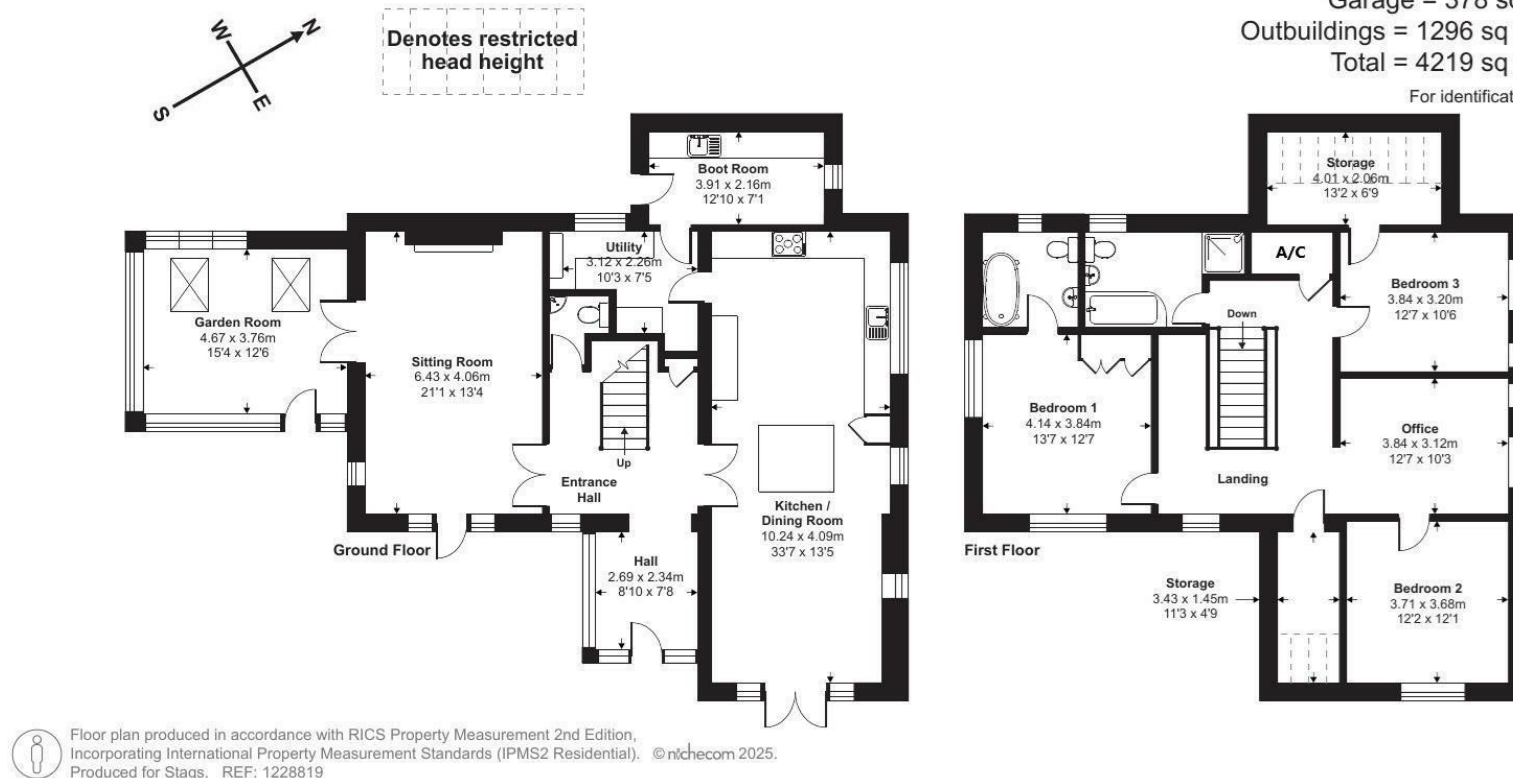
Limited Use Area(s) = 50 sq ft / 4.6 sq m

Garage = 378 sq ft / 35.1 sq m

Outbuildings = 1296 sq ft / 120.4 sq m

Total = 4219 sq ft / 391.9 sq m

For identification only - Not to scale



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 | |
|---|-------------------------|
| | Potential |
| Very energy efficient - lower running costs | |
| (82 plus) A | |
| (61-81) B | |
| (49-60) C | |
| (34-48) D | |
| (19-33) E | |
| (9-18) F | |
| (1-8) G | |
| Not energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC |

7 High Street, Wellington, Somerset, TA21 8QT

wellington@stags.co.uk

01823 662822



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London