



Highfield Barn

Highfield Barn, Clayhidon, Hemyock, Cullompton, Devon, EX15 3TS



Wellington 4.4 miles | Taunton 9 miles

A semi-detached barn conversion, in a delightful rural setting within approximately 6.5 acres.

- Barn Conversion
- Three Bedrooms
- Sitting Room
- Kitchen
- Conservatory
- Family bathroom/Cloakroom
- Studio/Annexe
- Set in 6.5 acres of land
- Council Tax C
- Freehold

Guide Price £620,000



SITUATION

Highfield Barn is situated within the sought after village of Clayhidon, within the Blackdown Hills, an Area of Outstanding Natural Beauty. The village has a public house, church and village hall. Hemyock, approximately 3.5 miles away, offers further facilities including a doctor's surgery, village shops and a primary school feeding into Uffculme School. The town of Wellington lies around 4.5 miles away and provides a wider range of shops, leisure facilities and schools, as well as access to the M5 motorway. Taunton and Honiton are both within an approximate 20-minute drive, with Bristol and Exeter accessible for commuting.

DESCRIPTION

Highfield Barn is a three-bedroom semi-detached barn conversion that has been extended to include an impressive conservatory featuring a glazed lantern roof. The property is principally constructed of local flint stone with brick quoins, set beneath a tiled roof. Adjacent to the property there is a separate outbuilding offering versatile accommodation suitable for a annexe/guest suite, or home office. The property is set within attractive gardens and grounds, including three adjoining fields and an area of woodland that leads down to a stream. In total, the land extends to approximately 6.5 acres.

ACCOMMODATION

A generously sized entrance porch opens into a central hallway, where a staircase rises to the first floor with useful storage beneath. Located off the hall is a practical cloakroom, while opposite is a bright sitting room featuring dual-aspect windows and a characterful log-burning stove set on a slate hearth. The kitchen is comprehensively fitted with solid wood worktops and an extensive range of wall and base units. Double doors lead through to the conservatory, which is glazed on three sides and enhanced by a glazed lantern roof, with French doors opening to the rear.

To the first floor is a spacious landing with a range of built-in storage, providing access to all rooms and the loft. There are three well-proportioned double bedrooms, all enjoying

attractive countryside views. The family bathroom is fitted with a modern white suite, comprising a bath with shower over, vanity unit with inset wash hand basin, heated towel rail, low-level WC, and a Velux roof light.

A separate studio/annexe is conveniently located just off the parking area.

OUTSIDE

A pathway provides access to both the front and rear of the property, with an area of patio seating. The main gardens lie to the left of the property and have been thoughtfully landscaped to create a delightful retreat, ideal for outdoor entertaining. From here, there is direct access to the adjoining pastureland, together with an area of woodland, all bordered by a stream. Within the fields is a mobile animal shelter with a small level yard area. In total, the grounds extend to approximately 6.5 acres.

SERVICES

Mains electric and water. Private drainage. Mobile coverage is variable outdoor with EE, O2, Vodafone and good outdoor with Three (Ofcom). This property has the benefit from ultrafast broadband (Ofcom).

VIEWINGS

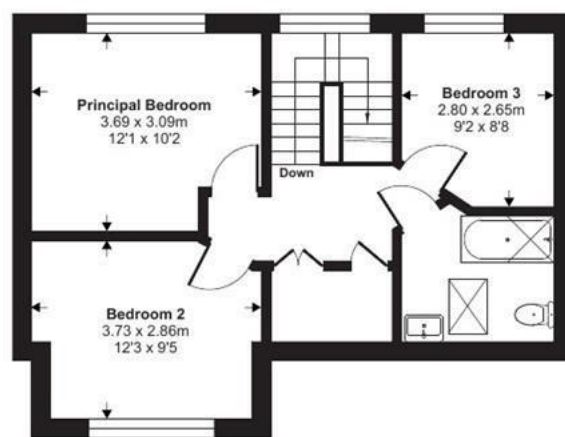
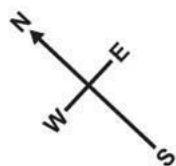
Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

DIRECTIONS

From Wellington head south passing Wellington School to the bypass. Continue straight across signposted Ford Street and continue to the top of the hill. Turn left and continue along for approximately 1 mile taking the second turning right and continue down here to the next junction. Turn left then immediately right signposted Applehayes and Garlandhayes. Continue down this lane for approximately half a mile whereupon Highfield Barn will be seen on the left hand side clearly identified by our For Sale board.



Approximate Area = 1178 sq ft / 109.4 sq m
Annexe = 750 sq ft / 69.6 sq m
Total = 1928 sq ft / 179 sq m
For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Stags. REF: 1438129

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		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(35-40) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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