



## Wellands Barn Clay Lane, Uffculme, Cullompton, Devon, EX15 3AJ

Guide Price £895,000

- MOTIVATED SELLER
- Beautifully appointed accommodation
- Large kitchen dining room & utility
- Large, level garden / orchard
- Plenty of parking
- Totalling 2.8 acres. With field, yard, stables & haybarn
- 2 sitting rooms
- 5 bedrooms & 3 bathrooms
- Large garage / workshop
- Walking distance of excellent schooling

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



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# Wellands Barn Clay Lane, Cullompton EX15 3AJ

Properties with land and outbuildings within walking distance of village amenities are rare, especially in a village renowned for its highly regarded educational facilities.



Council Tax Band:



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Such a rare find is this beautifully appointed barn conversion with a paddock of just over two acres and stabling, right on the edge of the popular village of Uffculme.

Originally converted approximately thirty years ago, the property has been significantly updated by the current owners to provide a very useable and flexible family home. And to be able to keep your horses next to you and walk to the local shops and schools – what a bonus! This is the first time that it has come to the open market since it was converted.

The extensive driveway provides plenty of parking for all the family vehicles including the horsebox, and there is space left over for the visitors too. A five-bar gate opens to a further driveway area, which leads past the double garage / workshop to the paddock. Level gardens lie at the rear of the property providing a peaceful area with a high degree of privacy. The lawn is interspersed with apple trees and surrounded by low maintenance shrub borders. A garden gate opens through to the hay barn, stables and concrete yard. Behind the stables is a chicken enclosure. The paddock is gently sloping and drains well.

The property itself offers extensive accommodation, with a wide reception hall, stairs leading up to a vaulted ceilinged second sitting room, and the bedrooms; whilst on the ground floor is a spacious kitchen dining room, utility, rear cloak / shower room, sitting room, and an additional reception room currently used as a fifth bedroom.

The kitchen has been well fitted, with plenty of drawer and cupboard space, an integrated fridge freezer and dishwasher, space for a large gas fired range, and plenty of space for a large family dining table. The utility room takes care of the laundry goods, and being of such a good size makes for a great boot room and space for the dog, easily accessible from the garden through the rear porch. A shower room is found on the other side of the rear hall, great for children and dogs coming in from playing in the garden!

The sitting room is a most comfortable room, with plenty of character and a wood burning stove. Beyond this, an additional ground floor room, currently used as a bedroom, but would make an excellent study.

On the first floor, the second sitting room is rather striking, with its high vaulted ceiling and a pleasant outlook. A juliet balcony lies to the front of the house, letting in plenty of light and providing a welcome breeze on the hotter summer days.

The main bedroom lies to one side of the sitting room, a great double room with a door out to a balcony overlooking the rear garden, and a large bathroom with a bath and separate shower.

At the other end of the house are three more double bedrooms, served by a shower room.

This is a most versatile property which could suit multi-generational living, work from home, or simply space for guests to stay.

The total plot size is approximately 2.75 acres, with the paddock and associated buildings extending to approximately 2.3 acres.

The primary school is within a 5-minute stroll and the sought after Uffculme Secondary School is a 10 minute walk.

The Village:

The centre of Uffculme is within a very short walk, with an extensive range of amenities, including a popular primary school, regular bus services and the renowned, Ofsted rated 'Outstanding' secondary school, Uffculme School. The market towns of Tiverton and Cullompton are a short drive away, and via the motorway, Exeter and Taunton are within easy reach. Tiverton has the popular Blundells School, and this property falls within the discounted distance.

The popular Tiverton Golf Course and Tiverton Parkway Golf Centre and driving range lie within easy reach, for the keen golfer. Exeter Chiefs, at Sandy Park, and Somerset Cricket Club in Taunton, are also very handy!

Junction 27 of M5 c. 2 miles Exeter c. 17 miles Taunton c. 20 miles Tiverton c. 8 miles Tiverton Parkway Station c. 2.5 miles

Don't miss the opportunity – call us now to book a viewing.

Tenure:

Freehold

Services:

Mains electricity, gas, water, and drainage. Solar water heating cells.

Council Tax:

Band F

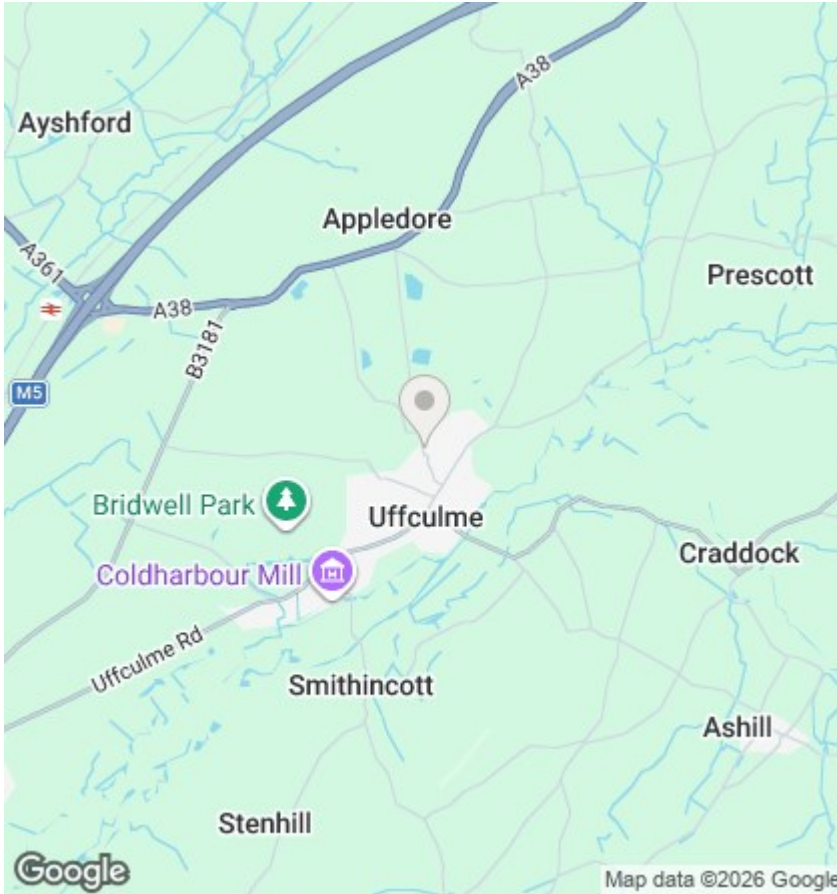
Directions:

From the centre of Uffculme, head to the higher side of "The Square", with the Nisa Local store on your left. Continue straight ahead onto High Street, passing Chapel Hill on your left. Take the next left into Clay Lane. The property will be found on your left in just under 200 metres.

Details written by:

Dan Barclay

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## Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

## EPC Rating:

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

