

6 High Street, Cullompton, Devon, EX15 1AA



Old Jaycroft Farm, Jaycroft, Willand, Cullompton, Devon, EX15 2RE

Asking Price £775,000

- Immaculate presentation throughout
- 4 double bedrooms, all with en suites
- Drawing room with inglenook fireplace
- Contemporary sitting room with skylights
- Double car port and boiler room/store
- Secluded location, close to village amenities
- Modern principal suite with dressing room & en suite
- Formal dining room with wood burner
- Kitchen/breakfast room and utility room
- Beautiful, established, NHS shown garden

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

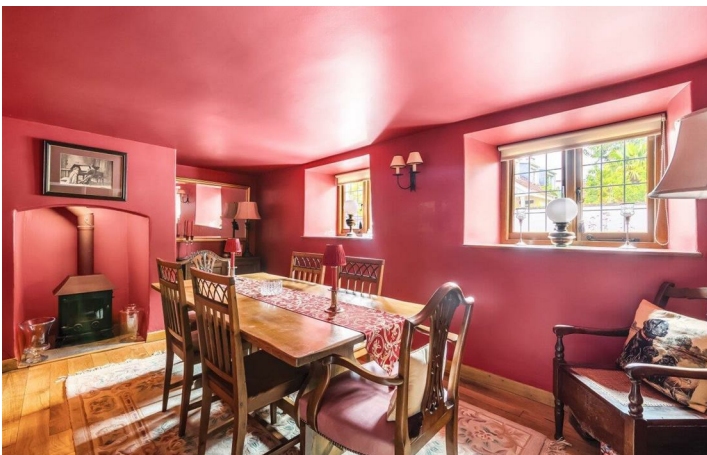


Jaycroft, Cullompton EX15 2RE

Watch the Video Tour A classic, Grade II listed, former farmhouse with a contemporary twist in a large, ground floor extension. Extensive accommodation with a pretty landscaped garden and ample parking, nicely tucked away in a no through road. Quick access to the M5 and Tiverton Parkway Station, ideal for commuting.



Council Tax Band: D



LongDescription

Old Jaycroft Farm is believed to date back to around 1570, and it certainly doesn't disappoint with its rustic charm and fine, historic, architectural features. These include oak beams, an inglenook fireplace in the drawing room, with open fire, and an oak plank and muntin screen, also showing in the hallway. The original accommodation has been beautifully maintained and sympathetically appointed and for a number of years was used for a bed and breakfast business with three double bedrooms in the main house, each with en suite shower rooms for the guests.

Downstairs, the original reception rooms are particularly spacious with a magnificent drawing room with open fire, perfect for cosy winter evenings, and the separate dining room, with its warm decoration, accommodating a large dining table and a wood burner. The kitchen is fitted in a classic 'Shaker' style offering plenty of storage, workspace and a dining bar, and is fitted with a five-ring, double oven cooking range, dishwasher and fridge. Beyond, there is an area suitable for a small dining table for breakfast and to one side, a utility room, currently with space for a tumble dryer and fridge/freezer.

In 2011, our clients built a magnificent, ground floor extension beside the house, replacing existing farm buildings. This offers very spacious accommodation, initially with a large sitting room, with electrically operated 'Velux' windows, affording great light, and French doors leading outside, overlooking the decking and pretty garden. The room also features a free-standing wood burner, with an original brick wall behind and exposed, oak roof timbers in the vaulted ceiling.

Beyond lies a superb principal bedroom suite, including a dressing area with extensive fitted wardrobes, leading to the large en suite bath/shower room. This is luxuriously tiled and fitted with a bath, large walk-in rain shower, two wash basins and WC, and has French doors to outside!

Outside, the house is approached via a tarmac and cobbled drive leading to the parking area and spacious double, oak fronted carport. From here, there is a door to the boiler room, housing the oil fired boiler for central heating and offering useful storage.

To the rear of the house, there is a large, landscaped garden, with patio adjoining the house and a large fish pond, giving way to lawn and a stunning array of flower beds, shrubs and mature trees as the backdrop. The garden has been carefully tended over the years and is best summed up by noting that it used to be open annually for visitors through the National Garden Scheme. However, the lawn area also makes it ideal for children and ball

games!

To conclude, this property really is a delight. Classic and modern architecture in perfect synergy and providing versatile accommodation, with a beautiful garden that would not fail to appeal.

Services: Mains water, electricity, drainage and private oil tank.

Tenure: Freehold

Council Tax: Band D

Local Authority: Mid Devon District Council

Jaycroft Lane lies a short walk from the post office/shop, bus stop and church in the Old Village of Willand. There are other popular local amenities including a primary school, Co-op and One-Stop mini markets, a service station, pub and village hall. The village now lies in the catchment area for the popular Uffculme School, offering secondary education and Ofsted rated 'Good' and 'Outstanding' in all areas.

Regular bus services run through the village serving the local area and the market towns of Tiverton and Cullompton are a short drive away. Taunton and Exeter are convenient, via Junctions 27 and 28 of the M5, as well as Tiverton, with the popular Blundell's School and Petroc College of Further and Higher education. Tiverton Parkway Station with, regular services to London Paddington (around 2 hours), is less than ten minutes' away.

The popular Tiverton Golf Course and the Westcountry Golf Academy (WGA) 9 hole Golf Course & Driving Range lie within easy reach for the keen golfer, and Exeter Chiefs, at Sandy Park, and Somerset Cricket Club in Taunton, are also very convenient!

Junction 28 M5/Cullompton c. 3 miles

Exeter c. 17 miles

Junction 27 M5/Tiverton Parkway c.3 miles

Exeter Airport c. 16 miles

Taunton c. 22 miles

Please see the floor plan for the dimensions. The internal photos have been taken with a wide-angle lens to show more of the rooms.



Directions

Viewings

Viewings by arrangement only. Call 01884 32100 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

