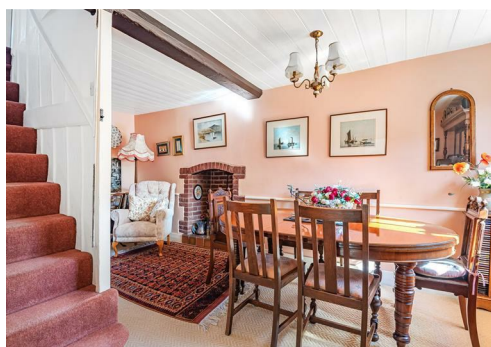




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Hunters Hill Cottage



M5 (J27) 5 miles : Wellington 6.5 miles :  
Taunton 14 miles

**An attractive 18th Century, three bedroom cottage with original features and potential to extend (STP).**

- Delightful 18th C Cottage
- Potential to Extend (STP)
- Sitting Room & Dining Room
- Kitchen/Breakfast Room
- Three Bedrooms & Bathroom
- Pretty Gardens
- Popular Village Location
- Countryside Views
- Freehold
- Council Tax D

**Guide Price £460,000**

### SITUATION

Hunters Hill Cottage is situated on a quiet road on the edge of the highly popular village of Culmstock. The village benefits from an excellent primary school which feeds into the highly regarded Uffculme Secondary School. Offering a range of day to day facilities including public house/restaurant, church, village stores/café and garage. For a greater selection the nearby village of Hemyock is within 2.5 miles with its Health Centre and excellent sports facilities including tennis courts and bowling green. The surrounding countryside is full of wonderful footpaths with access up onto Culmstock Beacon. The property is also well placed being within easy access of Junction 27 of the M5 motorway together with Tiverton Parkway railway station alongside providing a main line rail link to London Paddington.

### DESCRIPTION

A delightful cottage with original period features comprising of a sitting room, dining room, kitchen/breakfast room, 3 bedrooms and bathroom. Attractive cottage garden and countryside views. The property also has potential to extend (STP) with architect's letter available - our vendor has looked into this previously and explored options. So definitely something to consider when viewing!

### ACCOMMODATION

The entrance porch opens into a Sitting room with dual aspect and exposed beams, Victorian fireplace with tiles and wooden surround on a marble hearth. This opens into the Dining room with feature fireplace and under stairs storage cupboard. Kitchen/Breakfast room with a range of matching wall and base units with work surfaces over, one and a half bowl sink unit and drainer, built in double oven, hob with extractor over, plumbing for washing machine and dishwasher, separate party/

larder cupboard and further cupboard housing combi boiler and a part glazed door to garden.

The first floor landing has doors to all rooms and hatch to loft. Bedroom 1 is a dual aspect room with a part vaulted ceiling and exposed beams. Bedroom 2 is a double with part vaulted ceiling and beams, built in wardrobe and airing cupboard. Bedroom 3 is currently being used as an office and has a window to the rear over open countryside. The bathroom is a white Vernon Tutbury suite kept in the style of the property providing a paneled bath with mixer tap and shower attachment, pedestal wash hand basin and low level WC with ornate Iznik feature tiles and window to rear.

### OUTSIDE

The garden is a particular feature. At the front is a low level wall and laurel hedge and path gives access to front door and to the side and rear. The pretty rear garden is private and well maintained and provides an area of patio, ideal for alfresco dining, and a lawn with established flower beds and mature plants and trees.

There is plenty of space to the side of the property to extend the accommodation and/or add a garage.

### SERVICES

Mains water, drainage and electricity. Oil Heating

### VIEWINGS

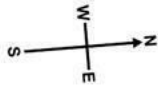
Strictly by appointment with the vendor's selling agents, Messrs Stags, Wellington Office.

### DIRECTIONS

From junction 27 of the M5 motorway take the A38 towards Wellington. Turn right signposted Culmstock and when you enter the village turn left by the village primary school on to Hunters Hill. The cottage will be seen further up on the left hand side



Approximate Area = 1065 sq ft / 99 sq m  
 Outbuildings = 40 sq ft / 4 sq m  
 Total = 1105 sq ft / 103 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Stags. REF: 882018

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		Current	Potential
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

7 High Street, Wellington, Somerset, TA21 8QT

01823 662822

wellington@stags.co.uk

stags.co.uk