



Offers in Excess of £330,000

Brook House, High Street, Hemyock, Cullompton, Devon, EX15 3RG

5 Bedrooms. Detached Family Home. 3 Reception Rooms.
No Onward Chain. Beautiful Gardens. Devon Village Location.

**Committed to performance.
Driven by integrity.**



High Street, Hemyock

Situated in the heart of the largest Devon village on the Blackdown Hills, a designated Area of Outstanding Natural Beauty, is this detached five bedroom family home. Dating back to around 1800, this well presented character property retains many period features, as well as an attractive west-facing private rear garden. Internally, the ground floor accommodation comprises a generously sized lounge, family room, dining room, kitchen breakfast room, utility room, WC and a multi-functional room at the front of the property which could be converted to a garage (subject to the necessary consents). Upstairs, there is a family bathroom and five well proportioned bedrooms, two of which benefit from en-suite facilities.

Hemyock itself boasts a thriving community and a range of local amenities including a wide variety of local clubs and organised activities; a popular village pub, The Catherine Wheel; a doctors surgery; garages; hairdressers; convenience stores, one including a post office; playing fields; churches and a community centre.

An ideal location for families, Hemyock enjoys ruins of its own Medieval castle and the primary school feeds into the highly regarded Uffculme secondary school. For commuters, the village allows easy access to the Somerset towns of Wellington and Taunton, Honiton with its rail links to London and the cathedral city of Exeter.

Offered for sale with no onward chain, this spacious home is an ideal choice for families and internal viewing is highly recommended in order to fully appreciate the property.

The Accommodation Comprises: Entrance & Hallway

The front door opens to an entrance vestibule with a quarry tiled floor. An original internal door leads to a hallway, where there is a radiator, dado rails and access to the lounge, WC, store room, inner hallway and family room.



Lounge

19' 6" x 16' 7" (5.95m x 5.06m)

This attractive and sizable room boasts three windows to the front and side aspects. There is also a feature fireplace, dado rails, two radiators and a new carpet. A door leads into the family room.

Multi-Functional Office / Craft Room & WC

13' 7" x 10' 12" (4.15m x 3.35m) max plus WC

This large, light room with much potential is currently used for craft, sewing and storage. It is complemented by a large window to the front aspect. The toilet comprises a low-level WC, a vanity unit with an inset wash hand basin and an extractor fan.

Family Room

19' 5" x 8' 4" (5.92m x 2.54m) max

Completely re-plastered, decorated and carpeted, this additional reception room creates further family space, with a window facing the side aspect.

Inner Hallway

Doors lead to the dining room, utility room, kitchen breakfast room and a staircase to the first floor.

Dining Room

14' 12" x 11' 11" (4.56m x 3.62m) max

A beautiful room complemented by an exposed brick fireplace and hearth, a radiator, and windows overlooking the garden to the side and rear aspects.

Utility Room

15' 5" x 4' 6" (4.70m x 1.38m)

Space and plumbing is provided for a dishwasher, washing machine and a deep sink with double drainer. There is also access to the gardens.



Kitchen Breakfast Room

14' 4" x 9' 3" (4.37m x 2.82m)

Another delightful room comprising a range of matching wall and base units with granite worktops, tiled splashback and a 1.5 bowl stainless steel sink with a mixer tap over and drainer. Space is available for a fridge and there is an integrated DeLonghi range cooker with a 6-ring gas hob, a wall-mounted gas combination boiler and radiator. Tiled flooring extends through the room and there are beautiful exposed ceiling beams. A door and window lead to the gardens.

Stairs & Landing

Stairs rise to the first floor landing, providing access to the five bedrooms, bathroom and the attic.

Bedroom 1

13' 9" x 11' 3" (4.20m x 3.42m) max plus en-suite

A good sized double bedroom with a window to the front aspect and a radiator. There is also an en-suite with a shower, wash hand basin, WC, radiator and a window to the side aspect.

Bedroom 2

9' 1" x 6' 9" (2.78m x 2.07m)

A single bedroom (currently used as a study) with a radiator, window to the front aspect and a deep fitted wardrobe.

Bedroom 3

15' 1" x 9' 3" (4.59m x 2.81m) max plus wardrobes

Enjoying views of the church through the bay sash windows, this spacious double bedroom benefits from a large built-in wardrobe, a radiator and a new carpet.



Bedroom 4

11' 8" x 9' 1" (3.55m x 2.76m) max

A double bedroom including a radiator, new carpet and a window to the side aspect offering views of the church.

Family Bathroom

Featuring a modern white suite comprising a close-coupled WC, wash hand basin and bath with a thermostatic mixer shower over. There is also an extractor fan.

Bedroom 5

12' 2" x 12' 2" (3.70m x 3.71m)

A double bedroom with dual aspect sash windows offering views over the garden. There is a feature fireplace and a door to the en-suite. The en-suite comprises a shower, WC, wash hand basin, extractor fan and a window to the side aspect.

Attic

28' 5" x 11' 10" (8.65m x 3.61m) max

A wooden staircase from the landing leads to the fully boarded attic which has potential for further conversion (subject to planning permissions). The split-level room has windows at each end.

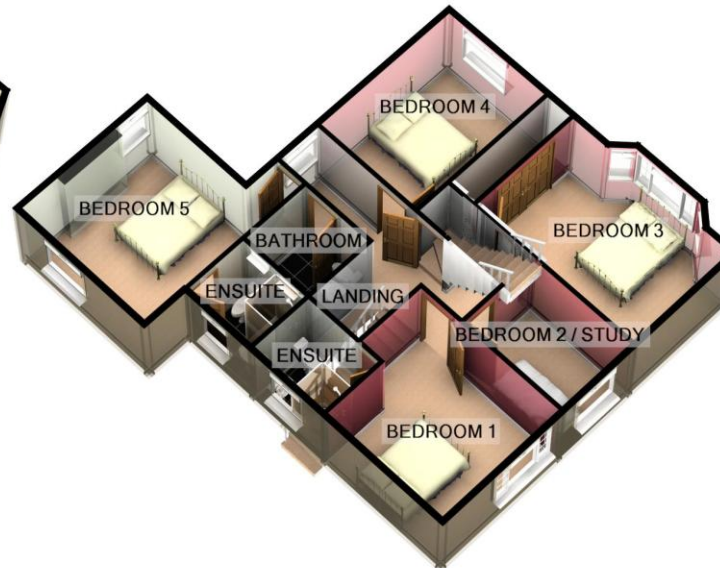
Gardens

The stunning gardens have a secluded country feel. Directly outside the property is a paved area with seating, which is framed by colourful plants and flowerbeds. Side access leads to a covered storage area and further to the front of the property through a lockable wooden door. A lawn with stepping stone path leads to a wonderful section of gardens boasting flowerbeds, a vegetable patch and borders hosting a variety of mature trees, shrubs and hedging. There is also a summer house set on a raised patio with space for seating, an LPG tank and a large garden shed.

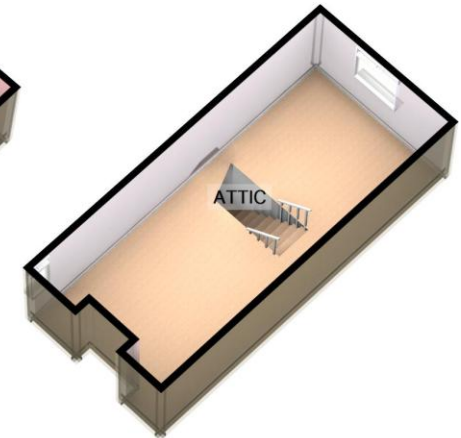
Tenure: Freehold



GROUND FLOOR



1ST FLOOR



2ND FLOOR

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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