

STAGS

Ringdown House

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Garlandhayes, Clayhidon, Cullompton, EX15 3TT

Wellington/M5 (J26) 5.5 miles Taunton 10 miles

- Individual four bedroom detached house
- Purpose built stable block
- All weather arena 45m x 25m
- Useful outbuildings
- Various paddocks and fields with stream frontage

Offers in excess of £645,000

Situation

Ringdown House is situated in an enviable location in a delightful rural yet accessible location within the Blackdown Hills, designated an Area of Outstanding Natural Beauty. The village of Clayhidon is within approximately 1 mile with its public house, church and village hall and Wellington approximately 5.5 miles offering an excellent selection of shopping, recreational and scholastic facilities. Taunton is within approximately 10 miles where an even greater selection of facilities can be found together with a main line rail link to London Paddington.

Description

Ringdown House was built in 1990 on the site of a former cottage and is of rendered and colourwashed appearance. The property benefits from double glazed windows, oil fired central heating and from many of the rooms stunning views can be enjoyed over open countryside and across the valley to Ringdown Common. The land is set within a ring fence and outbuildings include an excellent stable block with adjoining kennels, all weather arena and adjoining paddock in all extending to approximately 11.5 acres.

Entrance Porch

With obscured glazed door with matching side screen to;

Entrance Hall

With tiled floor, stairs to galleried landing and cupboard under.

Sitting Room

With views from three aspects. Woodburning stove and tiled floor. Three wall light points, glazed French doors to study and patio doors to;

Conservatory

Connected with light and power, tiled floor and glazed French doors to sun terrace.

Study

Tiled floor, view through to conservatory and beyond and glazed French doors to sitting room.

Kitchen/Breakfast

Comprising 1.5 bowl single drainer sink with mixer taps over. Adjoining worktop surrounds with a range of floor and wall mounted cupboards and drawers. Space for Range style cooker with stainless steel splashback and matching canopy hood over. Integrated Neff dishwasher. Dining area with built in dresser unit. Tiled flooring throughout. Door to;



An individually designed detached country house with excellent equestrian facilities located within the Blackdown Hills





Utility Room

Comprising single drainer stainless steel sink unit with mixer taps over. Adjoining worktop surrounds with a range of fitted cupboards and drawers. Space for washing machine and Grant oil fired boiler supplying domestic hot water and central heating all on timer controls. Fully tiled floor and half tiled walls. Door to front and further door to;

Rear Porch

With tiled floor and door to rear.

Garage/Workroom

Formerly a double garage with UPVC door to rear, fully tiled floor and plumbing for washing machine.

First Floor Galleried Landing

With large airing cupboard housing the factory lagged copper cylinder with immersion heater and slatted shelving. Trap access to roof void.

Bedroom 3

With fitted wardrobes with hanging rail and shelf.

Bedroom 4

With window to front.

Bedroom 1

With fitted wardrobes to one wall.

En Suite Shower Room

Comprising shower cubicle, wash hand basin and low level WC. Heated towel rail and tiled floor.

Family Bathroom

Comprising Jacuzzi style bath with shower attachment and large shower over, pedestal wash hand basin and low level WC. Heated towel rail and fully tiled floor and walls.

Bedroom 2

With fitted wardrobes and fine views to rear.

Outside

Approached over a shared driveway with its own drive then leading to the front of the house providing ample parking and turning and bounded by shrubs and conifer borders. A gateway then leads around to the side of the property and onto the rear SUN TERRACE from which wonderful views can be enjoyed over its land, arena and across the valley. A flight of steps lead to a gravelled area beyond which is a lawned garden running down to a pond. To the far side of the property a track leads to the land and buildings with oil storage tank, garden shed and useful container unit. Adjacent can be found a covered parking area and adjoining STABLE BLOCK 39' x 24' constructed of block with rendered colourwashed elevations set beneath a tiled roof and is connected with power and light and provides 4 STABLES along with 2 indoor KENNELS with heaters which measure 24' x 12'6. Beyond this can be found 2 PADDOCKS and access track to the all weather ARENA 45m x 25m. To the north of here can be found a COVERED YARD/STABLE BLOCK 47' x 37'6 of timber framed construction under a GI roof with various sheeted gates part concrete floor and mains electricity connected. It is currently divided into 3 STABLES, covered standing area, hay store and parking. Beyond are 2 further FIELDS which run down to the eastern boundary with frontage to the stream. In total the grounds extends to approximately 11.5 ACRES. NOTE: A public footpath runs across the land.

Directions

From Wellington continue south passing through Ford Street and continue to the top of the hill turning left at the crossroads followed by the next turning right and then keep right at the first junction and at the next junction (Barr Park) turn left. Continue on this lane to the T junction turning right and after a few yards turn left down a driveway which is marked Springfield Farm. This drive serves three properties with Ringdown House being the last property.



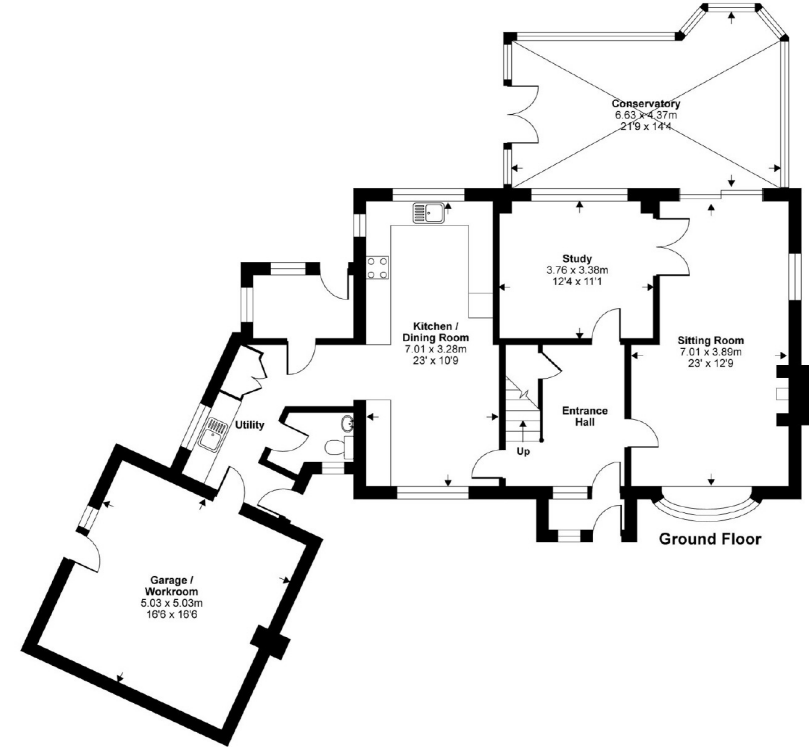
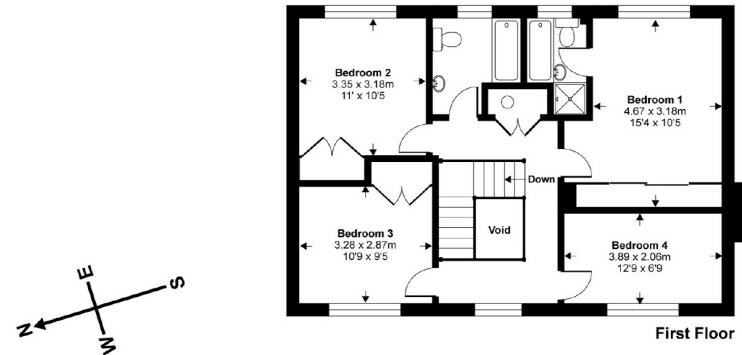
These particulars are a guide only and should not be relied upon for any purpose.



Stags
 7 High Street, Wellington, Somerset,
 TA21 8QT
 Tel: 01823 662822
 wellington@stags.co.uk

Energy Efficiency Rating		Current	Potential
20-40%	A		
41-45%	B		86
46-49%	C		
50-54%	D	58	
55-59%	E		
60-64%	F		
65-77%	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx. Gross Internal Floor Area
 221.6 Sq Metres 2366 Sq Ft (includes garage / workroom)



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 NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale