



STAGS

Upcott View



Upcott View

Broadhembury, Honiton, EX14 3LP

Broadhembury 1 mile M5 (Junction 28) 4.8 Miles

- Far reaching views
- 3 Bedrooms
- Sitting room
- Kitchen with Aga
- Integrated double garage
- Option to purchase land
- Up to 5.70 acres (2.31 ha)

Offers in excess of £485,000

SITUATION

Set not far from the village the property is in an elevated position with fantastic far reaching views across East Devon . The picturesque village of Broadhembury known for its thatched cottages grouped around the ancient Drewe Arms Public House and fine Parish Church along with a village Post Office/ General Stores and Primary School.

There are extensive bridleways and paths leading deeper into the Blackdown Hills for walkers and horse riders, and for the more adventurous, the Devon & Somerset gliding club at North Hill.

The property is set between the towns of Honiton and Cullompton each providing a range of facilities and strong transport links.

DESCRIPTION

The property has been in the same ownership since it was built and has been improved over the years, many of the large picture windows are double glazed and a new central heating boiler installed in 2015. However the property would now benefit from a degree of modernisation and possible enlargement to make the most of this fantastic location.

The accommodation is well laid out with good sized light rooms off a spacious entrance hall. The sitting room which over looks the front has a feature fireplace, with the kitchen/breakfast room to the rear. This light room has large picture windows making the



Three bedroom property with outstanding views across East Devon





most of the views, fitted with a range of units, larder, Aga and a separate oven, the kitchen has the raw ingredients to be a wonderful family room.

There are three bedrooms, the master with the best of the views, as well as a family bathroom and separate WC. On the other side of the house, is a sun room giving access to the outside WC and the integrated garage.

DOUBLE GARAGE

Attached to the property with two up and over doors, the garage provides an ideal opportunity (subject to the necessary consents) for further accommodation.

OUTSIDE

Double gates lead to a gravel drive and parking area for several cars. A path wraps around both sides of the property leading to a patio at the rear, which takes advantage of the lovely views. To each side of the property is a small paddock area. The current open boundaries of which will be fenced by the vendors with timber post and two rails along with sheep netting (marked A - B, C - D on the plan).

In all the grounds with the bungalow extend to 0.5 acres

SERVICES

Mains electric. Private drainage. Private water from a borehole (recently installed).

OPTIONAL 1.40 Acres At £30,000

Directly to the rear of the property is a gently sloping paddock with a mature hedge bank down the Eastern boundary and a spiny/copse of trees included at the bottom. If this is purchased at the same time as the bungalow a boundary will be erected by the Vendors (marked A - B - E on the plan)

OPTIONAL 3.80 Acres At £60,000

In addition to the above, a second paddock extending to 3.80 (1.54 ha) acres to the East is available to be purchased with the bungalow. This additional paddock is inclosed by established hedge lined boundaries and has a separate entrance from the council lane.

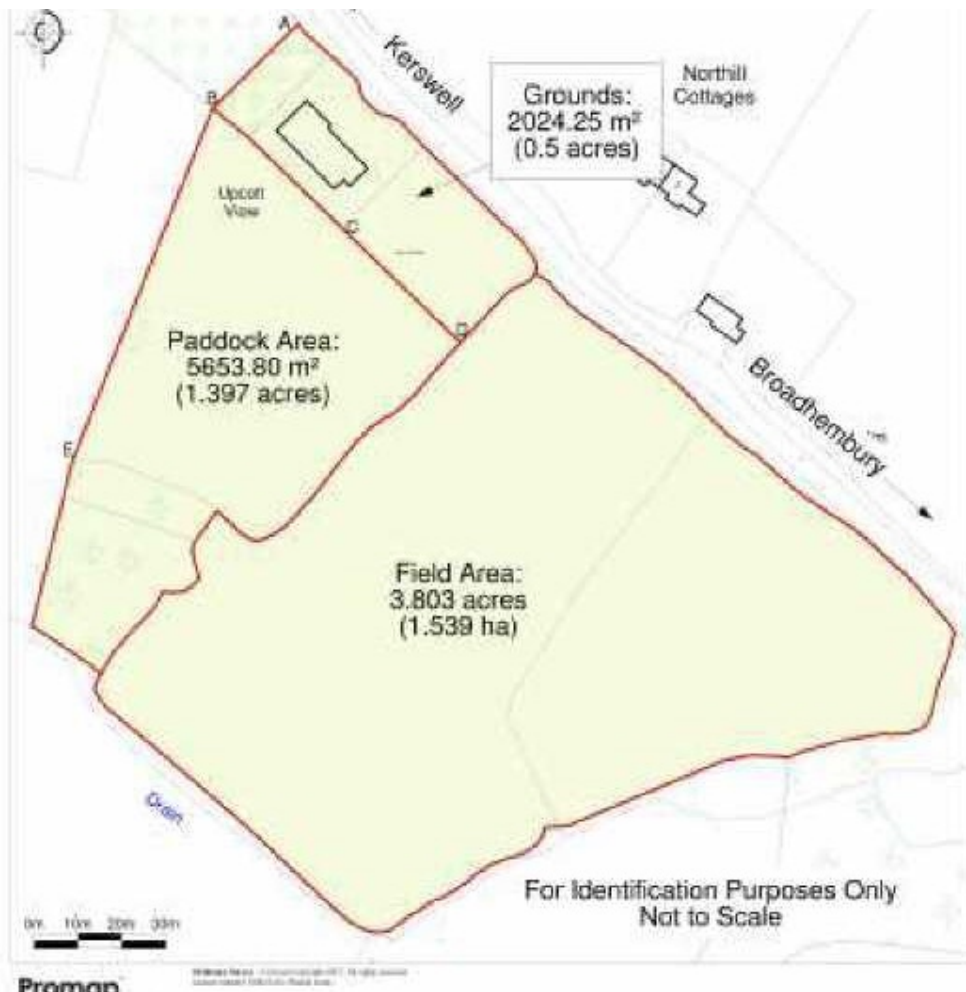
VIEWING

Strictly by appointment only after call Stags 01404 45885.

DIRECTIONS

From the centre of Broadhembury head West over the hump back bridge and out of the village. At the hamlet of Causeway End turn right at the cross roads, sign posted to Kerswell. Continue for about half a mile and the property can be found on the left.





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

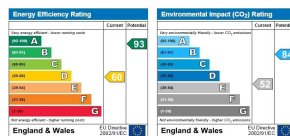


Stags

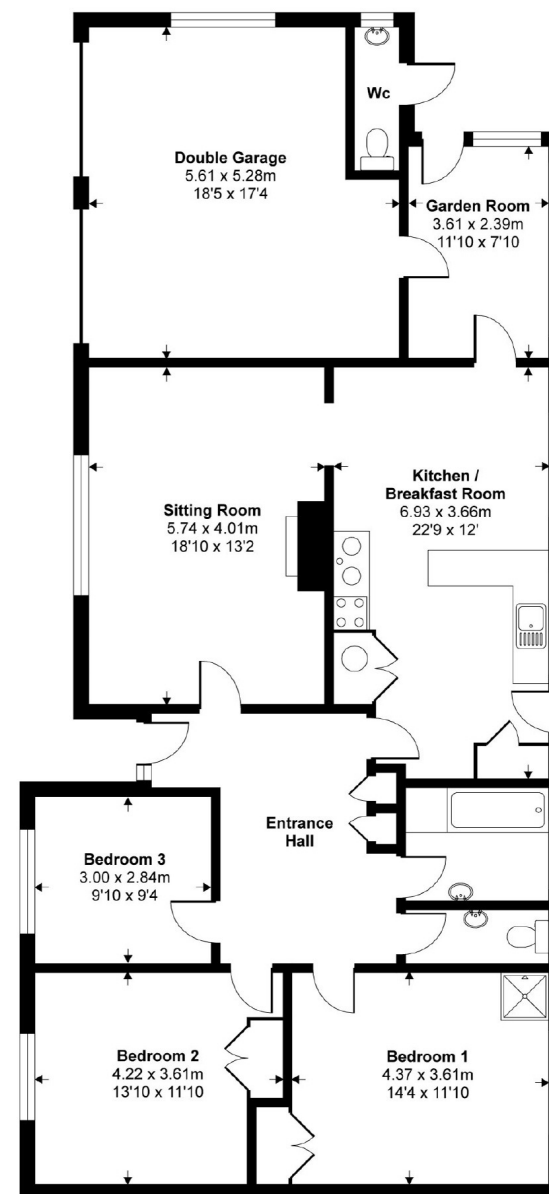
Bank House, 66 High Street, Honiton,
Devon, EX14 1PS

Tel: 01404 45885

honiton@stags.co.uk



Approx. Gross Internal Floor Area
150.9 Sq Metres 1624 Sq Ft (Includes Garage / Excludes Wc)



Copyright nichecom.co.uk 2017 Produced for Stags
NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale