



Hayes House, Huntsham, Devon

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Hayes House, Huntsham, Tiverton, Devon EX16 7NG

A charming three-bedroom house with a studio and beautiful landscaped garden, located in an idyllic rural village close to local amenities

Tiverton 7.3 miles, M5 motorway (Jct. 27) 6.7 miles, Tiverton Parkway station 6.6 miles (London Paddington from 2 hours), Taunton 16.4 miles, Exeter 21.3 miles, Exeter Airport 22.9 miles

Reception hall | Drawing room | Library | Dining room | Study | Conservatory | Kitchen | Utility room | Principal bedroom with en suite | Two further bedrooms | Family bathroom | Studio with kitchenette | Gardener's cloakroom | Garage Shed | Landscaped Garden | EPC rating E

The property

Hayes House was built in the 1890s for the Huntsham Estate's Manager and is an attractive unlisted period property offering almost 2,100 sq. ft. of sensitively modernised accommodation arranged over two light-filled floors. Configured to provide an ideal family and entertaining space, the accommodation flows from a welcoming reception hall through to a drawing room with a front aspect bay window allowing for a wealth of natural light and feature fireplace. Adjoining the drawing room is a vaulted conservatory providing panoramic views over the beautiful garden. There is also a well-shelved library with a feature fireplace and a well-proportioned study with a door to an inner hall where there is access to the integral garage and usefull utility room containing a Belfast sink, toilet and the air source heat pump hot water cylinder for central heating. The hot water is augmented by solar panels on the roof. Further is a dining room with a feature fireplace and French doors to the garden as well as doors to the rear porch and courtyard. The neighbouring kitchen was redesigned and refitted in 2014 and has a full range of cupboards and Neff appliances.

On the first floor the property offers three double bedrooms, all with built-in storage with

the principal bedroom also benefitting from a generous en suite shower room. A family bathroom also services this floor.

Outside

Hayes House is approached through a five-bar gate where a graveled rear courtyard provides ample parking space for several vehicles and access to the integral commodious garage and studio. The property also has an inner courtyard which is paved with resin-bonded gravel. The studio is link-attached to the main house and offers a variety of different uses featuring a vaulted ceiling with apple store loft, with an adjoining kitchenette and adjacent gardener's cloakroom. The property lies in a generous plot of approximately 1/3 of an acre and is surrounded by a beautiful landscaped garden which has been developed to be as environmentally friendly as possible. The garden has surrounding hedges providing privacy, several lawns and many unusual shrubs and trees. There are also well-stocked and colourful flowerbeds, a feature rockery, garden shed with adjacent composting bays and numerous peaceful seating areas affording views over the surrounding countryside

Location

Hayes House is set in a peaceful rural location, seven miles north of Tiverton and within easy reach of the beautiful Exmoor National Park. Bampton includes everyday amenities, several pubs and excellent cafes, two small supermarkets, a doctor's surgery and a primary school. The bustling market town of Tiverton is 7.3 miles away and offers a wider range of facilities including supermarkets, traditional High Street shops, banks, a leisure centre, golf course and secondary education including the renowned Blundell's School, for which the property is within the reduced-fee catchment area. Approximately 21 miles away is the vibrant city of Exeter, which offers a wide choice of cultural activities and a wealth of good shopping and restaurants. There are several primary and secondary schools, both state and independent.





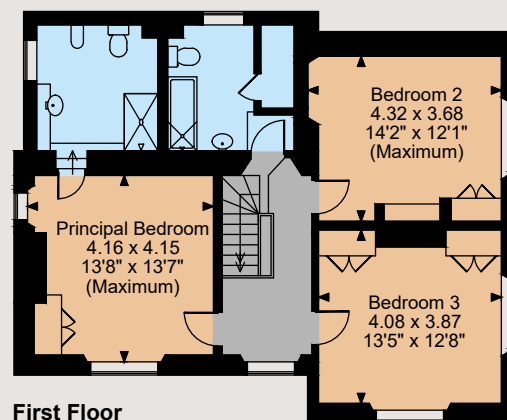
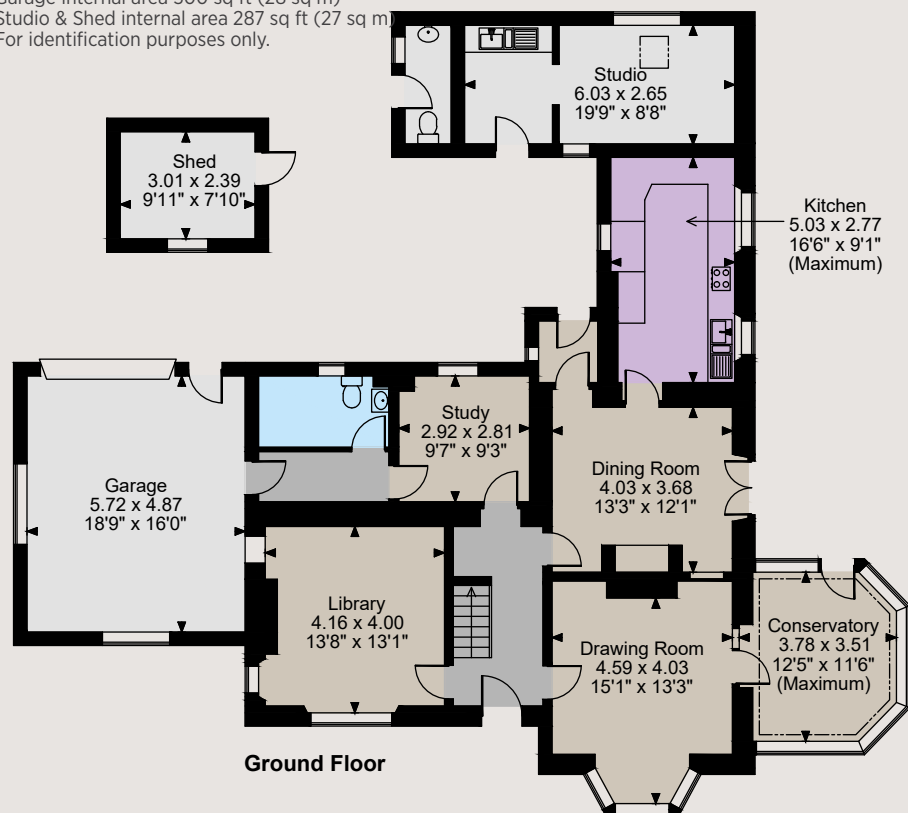
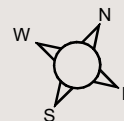
Floorplans

House internal area 2,051 sq ft (191 sq m)

Garage internal area 300 sq ft (28 sq m)

Studio & Shed internal area 287 sq ft (27 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

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The area is well connected by road, with the M5 just 7 miles away offering routes towards Exeter, Taunton and Bristol, while Tiverton parkway mainline station runs direct services to London Paddington in 2 hours.

Directions

What3words///proceeds.cyclones.damp

General

Local Authority: Mid Devon District Council

Services: Mains water, drainage and electricity.

High-speed broadband

Council Tax: Band F

Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Tenure: Freehold

Guide Price: £650,000

Exeter

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