



Slade Hill

Slade Hill

Hockworthy, Wellington, TA21 0NJ

M5 (J27)/Tiverton Parkway Station 6 miles Uffculme 8 Miles Wellington

- Country house with views
- 2 reception rooms & kitchen
- 4 bedrooms, 1 en suite & bathroom
- Double garage & workshop
- Attractive gardens & grounds
- Large paddock
- In all 4 acres

Guide price £595,000

Situation

Surrounded by beautiful unspoilt countryside Slade Hill is situated on the Devon/Somerset border within half a mile of the hamlet of Staple Cross with its popular public house. A range of local amenities can be found in the nearby villages. The market towns of Wellington and Tiverton are equi distance and offer a wider range of shopping and recreational facilities whilst the larger town of Taunton and the Cathedral City of Exeter offer more leading department stores, sixth form colleges and Exeter University. The M5 is easily accessible at junction 27 (Tiverton) providing great links to Cornwall to the south and Bristol and London to the north and east. There are regular rail services to London Paddington from Tiverton Parkway whilst Exeter International Airport provides a number of domestic and international flights. The area affords exceptional schooling for all ages, Upplowman and Holcombe Rogus both have good village schools and Uffculme Comprehensive School has an excellent reputation. For independent schools Wellington School and Blundells are within easy reach.

Description

Slade Hill comprises a four bedroom detached country house of rendered and colourwashed appearance set beneath a slate roof. It enjoys a slightly elevated position and enjoys fine views over its gardens and grounds. The property is offered in good decorative order throughout and benefits from LPG central heating and UPVC double glazed windows throughout. The property also has the benefit of solar panels. The property is set within wonderful gardens and grounds and also enjoys extensive parking together with a useful range of outbuildings including large double garage with adjoining workshop and garden store.

Accommodation

The spacious entrance porch is approached through a UPVC door with tiled floor, matwell and glazed door leading directly into the entrance hallway with stairs rising to the first floor and access to the two reception rooms. The sitting room enjoys far reaching views from two aspects including a large bay window to the south. The Jetmaster fire gives a focal point with its marble hearth and surround and ornate mantle piece over. On the opposite side of the hallway can be found



Commanding four bedroom detached country house with outbuildings and grounds of 4 acres





the dining room again a lovely room with large bay window to the south. Beyond can be found the back kitchen comprising single drainer stainless sink unit with mixer taps over with adjoining worktops and an excellent range of floor and wall mounted cupboards and drawers. Space and plumbing for washing machine, tumble dryer and space for freezer. The tiled floor continues throughout the rest of the ground floor which includes an adjoining boiler room housing the Keston 80 calor gas boiler together with pressurised hot water cylinder. The main kitchen is within a two storey extension to the side and enjoys wonderful views over its gardens and grounds from two aspects. It comprises a 1.5 bowl single drainer sink unit with mixer taps over, again with adjoining worktop surrounds and a range of floor and wall cupboards and drawers. Integrated appliances including halogen hob, together with double oven and grill with extractor hood over and built in fridge. Beyond is a rear boot room/study area with trap access to roof void, window and large store cupboard together with door to rear. There is also a downstairs cloakroom with low level WC and wash basin.

On the first floor is a spacious landing with large picture window to rear and trap access to roof void with aluminium loft ladder being part boarded and connected with light. The two main bedrooms have large bay windows to the south, offering wonderful views over the surrounding countryside, with the master bedroom benefiting from an en suite shower room. The third bedroom is to the rear and enjoys fine views to the east. It also has a built in wardrobe. The bathroom has recently been refitted and comprises bath with shower over together with low level WC, bidet and vanity unit with inset wash hand basin together with a range of built in cupboards and a heated towel rail. The fourth bedroom is currently used as an office and again enjoys wonderful views from three aspects.

Outside

The property is approached off the quiet lane through a pair of wrought iron gates hung from large brick pillars with gravelled driveway providing access to the parking/turning area. Here can be found a large double garage approached through twin up and over doors with adjoining workshop and garden store.

There is also a leanto to the rear. This building has the benefit of power and light. To the front of the property is a large gravelled area beyond which is a large shaped lawn interspersed with various shrubs, bushes and trees together with a pond. To the east is a sunken patio which is walled together with calor gas tank.

To the far side of the property is a further lawned area, patio and to the rear of the garage an orchard area and log store. From here two gateways give access into the adjoining field which is enclosed by natural hedging and stockproof post and wire fencing and in total the grounds extend to approximately 4 acres.

Services

Mains electric and water are connected. Private drainage. Calor gas central heating.

Viewing

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

Directions

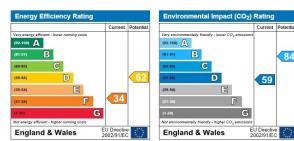
From Wellington proceed in a westerly direction along the A38 and follow the signpost to Holcombe Rogus. Proceed through the village and follow the signpost to Hockworthy. Again continue through the village and at the hamlet of Staple Cross turn right opposite the public house and continue along this lane for approximately half a mile whereupon Slade Hill will be seen on the left hand side.



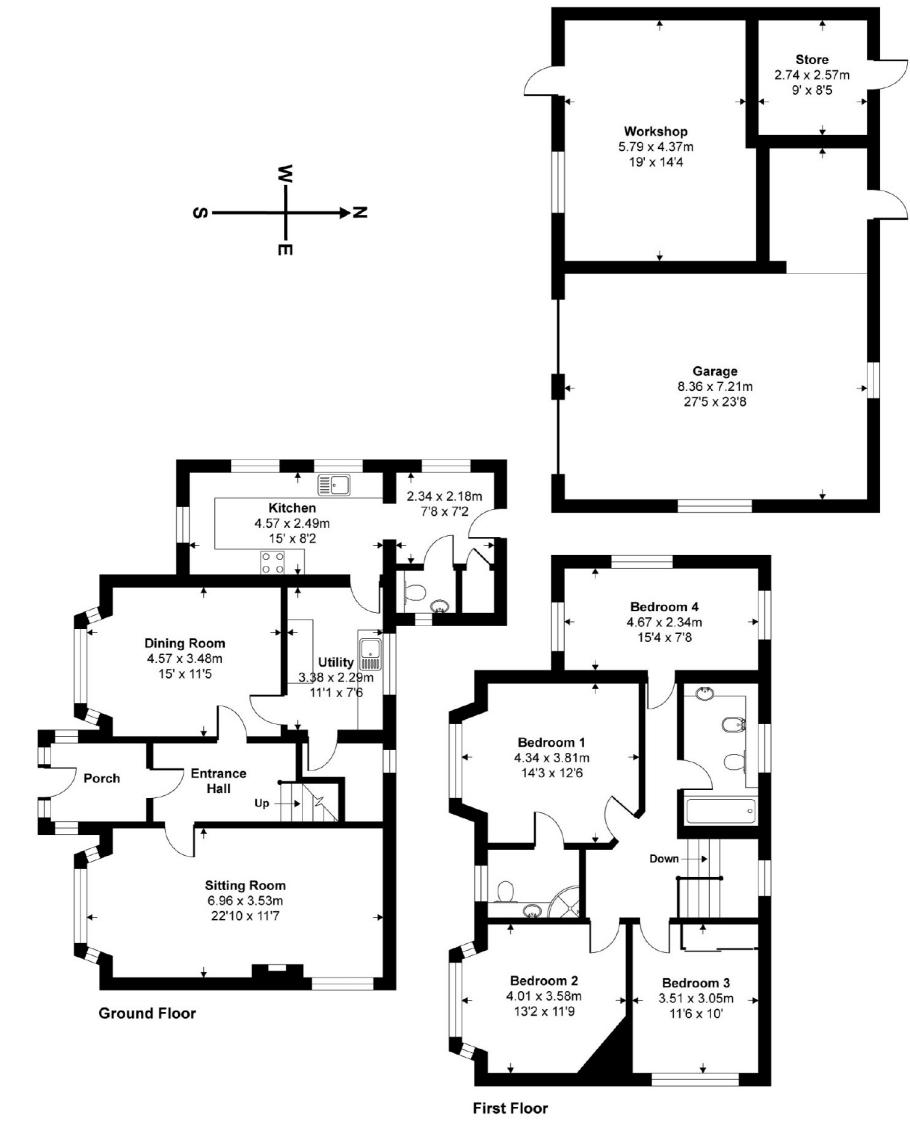
These particulars are a guide only and should not be relied upon for any purpose.



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Approx. Gross Internal Floor Area
208 Sq Metres 2240 Sq Ft (Excludes Workshop & Store & Includes Garage)



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