

STAGS

Coombe Hayes

Coombe Hayes

, Calverleigh,Tiverton, EX16 8BA

Tiverton 1.5 miles. M5 (J27)/Tiverton Parkway Station 8.5 miles. Exeter 15 miles

Hidden in a private location just 1.5 miles from Tiverton, Five-bed farmhouse set in 2.75 acres.

- Lovely hidden location
- Very accessible
- Five Bedrooms
- Three reception rooms
- Outbuildings with potential
- Attractive gardens and grounds
- 2.75 acres
- No onward chain
- Council Tax Band F
- Freehold

Guide Price £650,000

SITUATION

Coombe Hayes is situated just outside the much sought-after village of Calverleigh just 1.5 miles from Tiverton. Calverleigh has a public house, parish church and village hall. The A361 North Devon Link road is on the outskirts of Tiverton and offers access to J27 of the M5, alongside which lies Parkway Railway Station with mainline to Paddington London. The popular market town of Tiverton has a wide range of shops and amenities with good schools including Blundell's with discounts for local pupils.

DESCRIPTION

Coombe Hayes has a lovely hidden setting a short drive from the town. It is a substantial, detached family home boasting five bedrooms and three excellent receptions rooms, constructed of cob and stone with some brick additions and a block work extension. It occupies a large plot of approximately 2.75 acres bordering onto a stream in an idyllic location with a range of outbuildings.







ACCOMMODATION

The front door leads into the main body of the house with two large reception rooms on either side, both have attractive open fireplaces, with timber mantels and Villager wood burners, one fireplace includes a former bread oven.

The hub of the house is the large triple aspect family kitchen/breakfast room with access to the side of the property and stairs leading up to the first floor. There is an extensive range of wall and base units with integrated appliances, large larder cupboard, Hotpoint oven and microwave, fridge-freezer and attractive worksurface provides modern convenience in a country kitchen.

To the western end of the property is a large versatile room which serves as a utility but has potential for other uses, maybe as dual occupation. Beyond is a downstairs shower room and larder in the inner hall. Access to the garage is from here.

Upstairs boasts five large bedrooms. The principle bedroom is dual aspect with attractive views across the small valley. It has a built-in wardrobe, en-suite, with corner bath, large double airing cupboard and heated towel rail. The family bathroom serves the other bedrooms upstairs with a paneled bath with shower over. All with southerly aspects.

GARDEN, GROUNDS & OUTBUILDINGS

The property is approached over a private lane belonging to the property. The driveway continues past the house with a large turning and parking area in front of the old farm building. This is a former shippon and tallet at an 'L' shape and below is a livestock building beside the paddock. Surrounding the property are gardens with attractive lawns and trees. Below the gardens is the paddock, which is bordered by a small stream.

SERVICES

Mains electricity. Oil fired central heating. Shared private water supply, gravity fed from spring. Klargester septic tank system.

NB. There are rights to access neighbouring fields over the private lane, along with agricultural access through the paddock.

DIRECTIONS

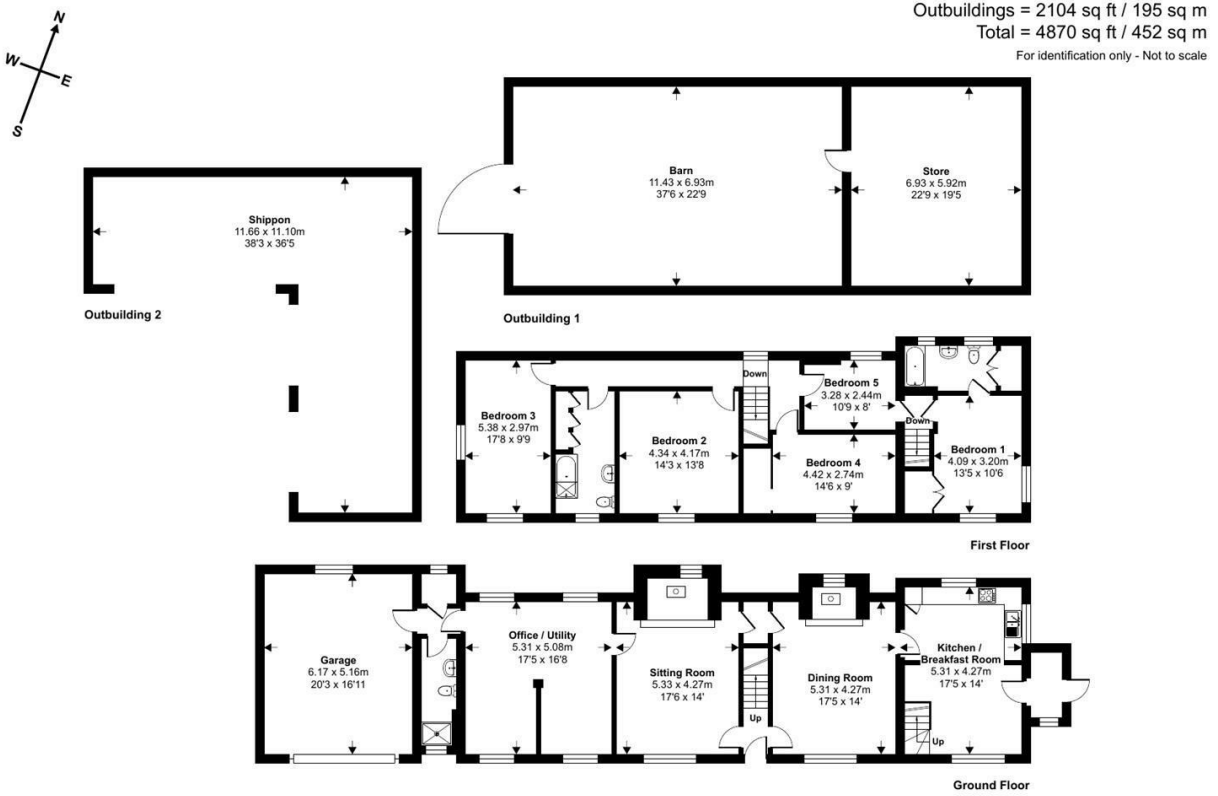
From Tiverton head towards Calverleigh on Rackenford Road, take the first exit on the roundabout and stay straight for approximately half a mile passing the housing estate and Lower Farleigh Farm. Take the next lane on your left-hand side, carry on up and take the third left down the private drive. At the end, the property is located on your right hand side.







Approximate Area = 2766 sq ft / 257 sq m (includes garage)
Outbuildings = 2104 sq ft / 195 sq m
Total = 4870 sq ft / 452 sq m
For identification only - Not to scale

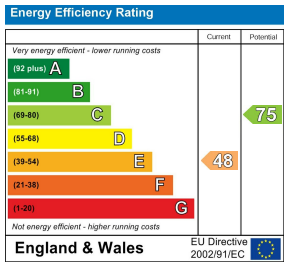


RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Stags. REF: 729535

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS



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