



Glebe Farm



Wellington 3.9 miles | Taunton 8.6 miles |
Honiton 11.6 miles

A well-presented three-bedroom property situated in a peaceful rural setting.

- Detached property
- Three bedrooms
- Kitchen
- Dining room & conservatory
- Sitting room
- Garage/outbuildings
- Lawned gardens
- No onward chain
- Council Tax Band E
- Freehold

Guide Price £525,000

SITUATION

Glebe Farm is situated within the sought after parish of Clayhidon, within the Blackdown Hills, an Area of Outstanding Natural Beauty. The parish has a public house, church and village hall. Hemyock, approximately 2.2 miles away, offers further facilities including a doctor's surgery, village shops and a primary school feeding into Uffculme School. The town of Wellington lies around 3.9 miles away and provides a wider range of shops, leisure facilities and schools, as well as access to M5 motorway (J26). Taunton and Honiton are both within an approximate 20-minute drive, with Bristol and Exeter accessible for commuting.

DESCRIPTION

A three-bedroom house set in a rural location with views over open countryside, offering well-proportioned accommodation. Comprising a kitchen, dining room, sitting room, conservatory, three bedrooms, bathroom and a cloakroom. Externally, the property benefits from established gardens and an attached garage.

ACCOMMODATION

The front door opens into an vestibule inner lobby with access to the first floor and a cloakroom fitted with a WC and wash hand basin. A further door leads to an entrance hallway with access to the triple-aspect sitting room with fireplace and inset log burner (Currently not used). There is a separate dining room with a door leading through to the kitchen, which is fitted with a range of wall and base units with worktops over, a one-and-a-half bowl sink unit, an oven with hob and extractor hood above, and a

pantry. The conservatory enjoys extensive views over the countryside and benefits from patio doors opening to the garden.

To the first floor, there is a hatch providing access to the loft. The principal bedroom enjoys a triple-aspect outlook. Bedroom two is located to the rear of the property and benefits from double-aspect windows, while bedroom three includes a built-in wardrobe. The bathroom is fitted with a WC, wash hand basin and a bath with shower over.

OUTSIDE

Externally, the property benefits from established lawned gardens, an outbuilding and an adjoining single garage with a useful mezzanine storage area accessed by ladder.

SERVICES

Mains electric and water. Private drainage. Mobile coverage is good outdoor with EE, O2, Three and Vodafone (Ofcom). This property has the benefit of ultrafast broadband (Ofcom).

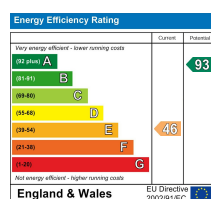
VIEWINGS

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

DIRECTIONS

From our Wellington office, turn left onto South Street and continue past Wellington School towards the bypass. Proceed straight across the junction signposted Ford Street and continue to the top of the hill. At the crossroads, go straight ahead and continue for approximately 1 miles. The driveway will be located on your left-hand side.





stags.co.uk