

Herons Bank

Cullompton, EX15 1QY

£1,400,000
Guide price



 4  4  4 **EPC C**





- Extensive, well presented modern house
- 4 double bedrooms, 4 reception rooms
- 4 bath/shower facilities, 3 cloakrooms
- Indoor swimming pool c.9m x 5m
- 8 stables, tack room and feed store
- Concrete, fenced stable yard
- Manège c.47m x 27m
- Commercial barn c. 962 sq.m, with mezzanine
- Large, gravel yard area
- Approximately 25 acres pasture



Would you like to have a look?
Contact our Cullompton office
01884 32100
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A modern residence set within its own land of approx. 25 acres and providing extensive equestrian facilities and a very large barn with scope for commercial use. Within easy reach of local amenities and quick access to the motorway and rail links for commuting.

The Property

Hérons Bank was built just over ten years ago within the rolling countryside of the Culm Valley, just north of the market town of Cullompton and a short commute to Exeter via the M5. The house provides very comfortable and spacious accommodation with plenty of living space and rooms for every occasion on the ground floor, whilst the first floor has four large, double bedrooms, two with en suite shower rooms, and a family bathroom. The elevated position of the property affords fine views over its own gardens and land, enjoyed from the principal rooms.

To one side of the house, there is a large pool room with a superb, heated swimming pool and hot tub and plenty of room for a pool party! Patio doors lead out to the paved patio, ideal for barbecues and entertaining and enjoying the southerly, sunny aspect and country views.

The main residence is approached via electric gates and before these, the driveway forks to the right towards a large yard area and the magnificent barn. This provides extensive storage, c. 815 sq.m (8,778 sq ft), with an additional mezzanine level of approximately 147 sq.m (1,578 sq ft) and has a main entrance roller door with an adjustable height in excess of 5m (16'5), as well as a personnel door. The barn has single and three phase electricity supplies, a kitchen/rest room and WC and has potential to be used commercially, subject to relevant consents.

Beyond the barn there is an attractive stable block, comprising eight stables, a tack room and feed store, with a railed concrete yard to the fore. An arched access gives way to the large manège with post and rail fencing and a well drained sand and rubber crumb surface, suitable for all weather use.

Pretty, landscaped gardens surround the main residence, with ample parking and turning space and a large garage to the front. These give way to fenced, gently sloping pasture land.

(Note: our clients predecessor has included a covenant within the title of the property, in his favour, should the land be developed upon up to 30 November 2036, and it is recommended that interested parties discuss this with their solicitor at the early stage of their interest).

In the far corner of the holding there is a derelict cottage and some small barns, likely of the original farm, which may have some development potential, subject to relevant consents.

Cullompton lies about a mile from Herons Bank and has a range of shops, including an award-winning butcher's, Costa, Tesco, Co-op, Aldi and Home Bargains supermarkets and a popular coffee shop and wine bar, 'The Bakehouse'. Other amenities include a contemporary health centre, library and community centre and established doctor's surgeries, a veterinary practice, churches, sports clubs, pubs and recreation facilities.

Hérons Bank is ideally placed for commuting, with quick access to Exeter via Junction 28 of the M5 or the B3181 main road through Broadclyst and Pinhoe. There are regular bus services through the town and rail links at Tiverton Parkway and Honiton stations.

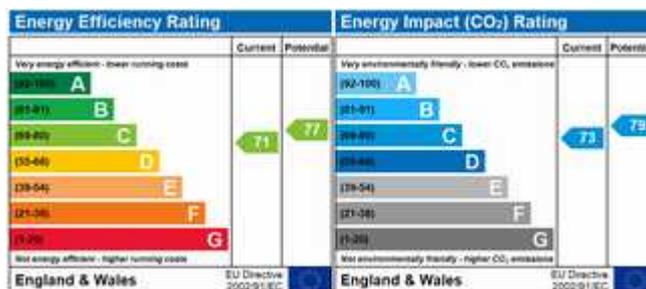
Exeter c.14 miles. Taunton c. 23 miles. Tiverton c. 7 miles. Tiverton Parkway Station c. 6 miles. Honiton c. 11 miles.

Utilities Mains water and electricity. Ground heat source pump heating system.

Council Tax Band G

Directions

From J28 of the M5 head towards the town, past The Weary Traveller, and at the first roundabout take the second exit. Proceed along Millennium Way, across two mini roundabouts and at the third, turn right towards Willand. After about 200m, the gates of Herons Bank can be seen on the left, with a Seddons' board.





Need some advice?

If you are wondering what your property would sell or let for, we would be pleased to help.

Mortgage required?

Simply contact your local office to arrange a meeting with our friendly mortgage advisor.



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