

Waldrons

Ashill, EX15 3NJ

£580,000
Guide price



 4  2  2 EPC F





- Classic, period village property
- Very comfortable, homely accommodation
- Potential to extend into adjoining barn
- 4 bedrooms, one en-suite bath/shower room
- Modern kitchen with fitted oven and hob
- Breakfast area with wood burner
- Spacious dining room, overlooking gardens
- Sitting room with original fireplace
- Pretty, mature gardens and small orchard
- Paddock, suitable for two horses
- Adjoining barn with tallet (loft) over and stables



Would you like to have a look?
Contact our Cullompton office
01884 32100
cullompton@seddons.com

A lovely old farmhouse with established gardens, pasture and outbuildings, ideal for those who enjoy the outdoors. Lying in a popular village location with easy commuting.



The Property

This fine Devon farmhouse is believed to date back to the mid 1700's and has a welcoming atmosphere, ideal for those looking for country living on the edge of a favoured village. Whilst retaining its inherent charm and some original features, the accommodation benefits from a more modern kitchen, with everyday dining space, white suites in the bathrooms, some secondary glazing and oil fired central heating, with a wood burner in the breakfast area, providing a lovely background warmth. On the roof to the rear elevation, photo voltaic (solar) panels have been fitted, providing electricity. To one side of the main house there is some useful 'barn' storage with a tallet or loft over and if desired, this area could be incorporated into the main accommodation, subject to any relevant consents.

Established gardens surround the house and beyond, there is an enclosed paddock, originally a cider orchard, with a field shelter and has been newly fenced. There are further sheds, plus one large stable and another small stable closer to the house, with parking on approach.

Ashill is a popular village and conservation area, with a local pub, The Ashill Inn, serving excellent food, a busy village hall and chapel. Located on the flank of the Blackdown Hills, a designated AONB, there are many fine walks, bridle paths and mountain biking opportunities locally.

Utilities

Mains water, electricity and drainage. Private oil tank for oil fired central heating.

Council Tax

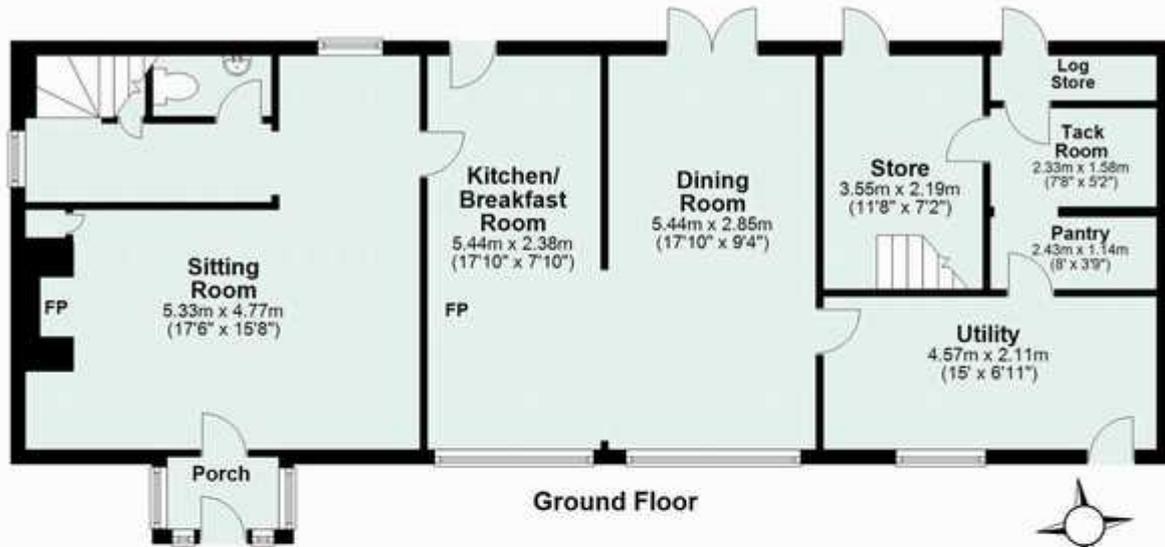
Band E

Directions

From Cullompton, proceed to Willand on the B3181. Pass through the village and at the large roundabout, turn right on the B3440, sign posted Uffculme. Proceed through the village, bearing right through The Square into Bridge Street. On the sharp bend to the left there is a road straight on to Ashill. Follow this to Ashill and on entering the village proceed straight on, sign posted Hayn and Sheldon. After approximately 150 metres there is a turning to the right with a grass triangle and tree in the road. Turn right here and Waldrons can be seen after a short distance on the left, with a Seddons' board.

Energy Performance Certificate (EPC)

Energy Efficiency Rating		Energy Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(85-91) B		(85-91) B	
(79-84) C		(79-84) C	
(73-78) D		(73-78) D	59
(67-72) E		(67-72) E	
(61-66) F		(61-66) F	
(55-60) G	24	(55-60) G	23
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Total area: approx. 177.8 sq. metres (1913.3 sq. feet)

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.



Whilst every attempt is made to ensure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.