



Woodgate House



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Culmstock, Cullompton, Devon EX15 3HW

Wellington 5 miles : Taunton 11 miles : M5 (J27) / Tiverton
Parkway 6 miles

A well proportioned and appealing 6 bedroom family home in the hamlet of Woodgate with annexe potential set in 6.8 Acres

- Period Country House
- 6 Bedrooms
- Garaging and Parking
- Range of Outbuildings
- Extensive Gardens
- Double Drawing Room
- Kitchen/Breakfast Room
- Dining Room
- Annexe Potential
- 6.8 Acres

Guide Price £1,600,000

SITUATION

Woodgate House is situated in the small hamlet of Woodgate just outside the village of Culmstock. The highly popular village benefits from an excellent primary school which feeds into the highly regarded Uffculme School. Culmstock also offers a range of day to day facilities including public house/restaurant, church, village stores/cafe but for a greater selection the nearby village of Hemyock is within 2.5 miles with its doctors surgery and excellent sports facilities including tennis courts and bowling green. The surrounding countryside is full of wonderful footpaths with access up onto Culmstock Beacon where stunning walks and views can be enjoyed. Being well placed being within easy access of Junction 27 of the M5 motorway together with Tiverton Parkway railway station alongside providing a main line rail link to London Paddington.

DESCRIPTION

A well proportioned and appealing family home in the hamlet of Woodgate comprising a double drawing room, conservatory, dining room, a large kitchen/breakfast room, cloakroom, pantry, study and laundry to the ground floor. The first floor boasts six bedrooms with a family bathroom and 2 shower rooms. The property sits in expansive grounds with the addition of tennis court, swimming pool and a small paddock with wood store and a double garage/workshop.



ACCOMMODATION

From the entrance porch through the panelled doors into the hallway with tiled flooring and a turning staircase rising to the first floor with under stairs storage cupboard, cloakroom with low level WC and wash hand basin and doors to all rooms. The Double drawing room is a double aspect room and is ideal for entertaining with a feature fireplace, window seat and built in bookcase. A panelled opening leads through to another seating area with a further fireplace and access to the Conservatory with terracotta tiled flooring and French doors into the garden. Dining room with views to the front and door to the kitchen. Kitchen/Breakfast room is a dual aspect room with French doors leading into the garden. Wall and base units with granite work surfaces over and a unique crescent island unit housing twin round bowl sinks and mixer tap with spray attachment with drawers and pull out waste below. Space for a Range cooker with built in refrigerator and dishwasher. The room also allows for a breakfast table. There is access to the rear hallway with 2 external doors and a cloakroom, a pantry and a laundry with stainless steel sink unit and cupboards below and separate large airing cupboard with boiler and plumbing for washing machine. Door to the outside. The study is a double aspect room. Internal stairs rise to the first floor with two bedrooms and a shower room. This would make an ideal annexe potential.

From the principle staircase to the first floor are 4 double bedrooms with views to the gardens and beyond with 2 family bathrooms.

OUTSIDE

A brick pillared entrance and a gravelled drive leads through the grounds to the side of the property where there is ample parking. The gardens are partly walled with mature borders, evergreen. There is a traditional greenhouse and a pond with an all weather tennis court adjoining a small paddock and a Roman style swimming pool with mature trees. To the rear of the house are traditional outbuildings around a central courtyard with a wood store, double garage and workshop with power. There are two loose boxes in the former stables and a studio. Beyond is an orchard and an enclosed kitchen garden facing south west with a mature hornbeam hedge. There are paddocks with field shelters across from the house. In all the grounds extend to 6.84 acres.

SERVICES

Mains water and electricity. Private drainage. Oil fired central heating.

VIEWINGS

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

DIRECTIONS

Proceed along the A38 from Wellington and head for the B3391 signposted to Culmstock. Proceed for 1 mile, taking the second turning left, signposted to Woodgate and continue along this road and straight over at the crossroads. At the second crossroad, turn right, signposted to Woodgate. Follow the road into the hamlet and as the road curves to the right, bear left and the entrance to Woodgate house will be seen on the right.



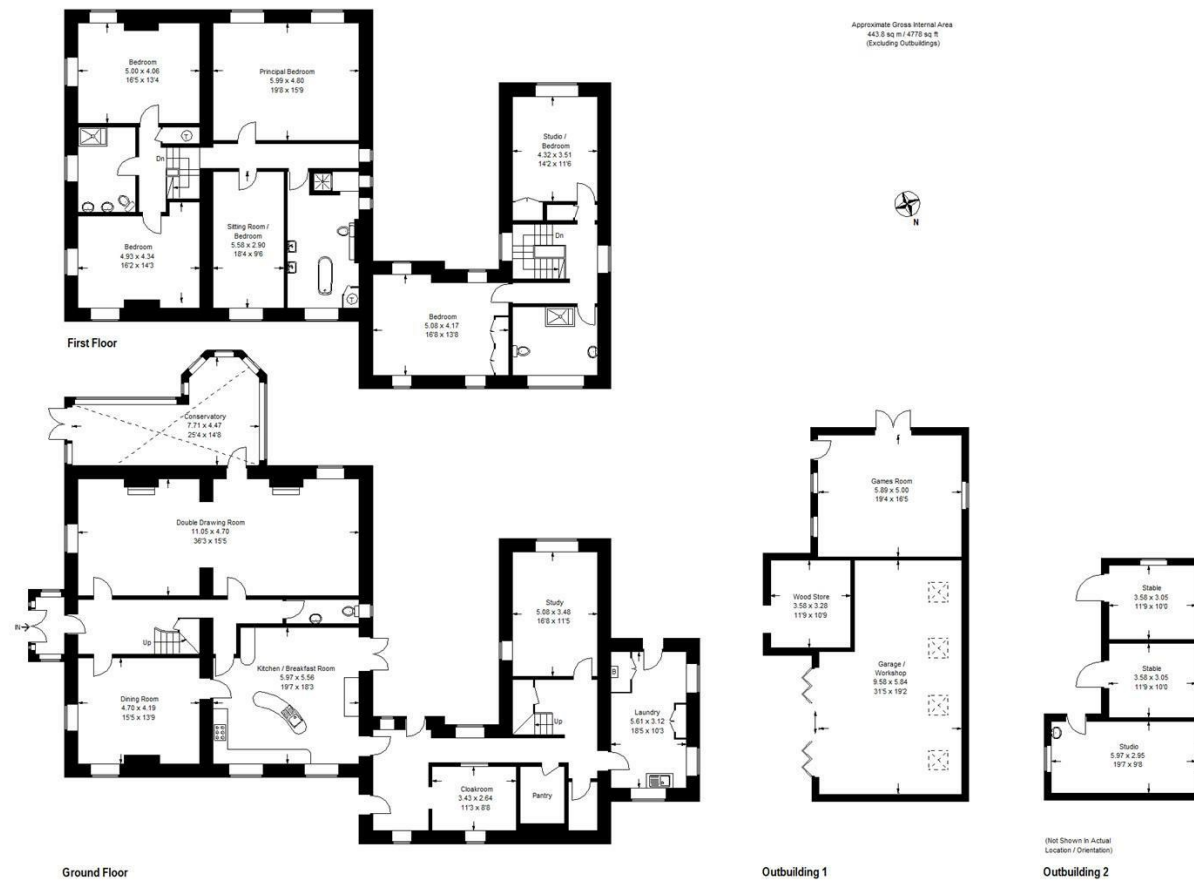


Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(54-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

7 High Street, Wellington, Somerset, TA21 8QT

wellington@stags.co.uk

01823 662822



@StagsProperty

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