



The Tallet







# The Tallet

Clyst St Lawrence, Cullompton, EX15 2NH

Cullompton/ M5(J28): 6 miles, Exeter: 10 miles, Tiverton Parkway Railway Station (M5, J27): 13miles, Blundells School 11 miles.

An immaculately presented eco home (EPC Rating of A) situated in a large plot of 0.7 acres on the edge of the popular village of Clyst Hydon.

- Immaculately presented eco home
- 10 year certificate of guarantee
- 0.7 acre plot
- High end appliances fitted throughout
- No Onward Chain
- 3796 SqFt of accommodation
- Six Double Bedrooms
- Large Double Garage
- Council Tax Band \*\*
- Freehold

Guide Price £1,500,000

## Stags Tiverton

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@StagsProperty

## SITUATION

The property is situated in the hamlet of Aunk, which is equidistant between the small villages of Clyst Hydon and Talaton, both under 2 miles. Clyst Hydon has a highly regarded primary school, village hall, church, outdoor swimming pool and the award-winning Five Bells pub. Talaton has a community owned village shop, church, pub and village hall. The town of Cullompton (6 miles) provides a good range of shopping facilities, two primary schools, secondary school, leisure centre and, just beyond, Junction 28 of the M5 motorway providing easy transport links to Bristol, London and further afield. The market town of Honiton is 9 miles away which provides a good range of day-to-day facilities, secondary school and railway station on the London Waterloo line. Within 10 miles is the cathedral city of Exeter, host to a wide range of retail, recreational, educational and medical amenities, along with excellent transport links such as Exeter St Davids and Exeter International Airport located 5 minutes from the M5 to the east of the city.

## DESCRIPTION

The Tallet is a 6-bedroom detached architecturally designed new build, capturing the character of a barn-style property to complement its surroundings, while offering the benefits of an energy efficient, modern home. The developer has perfectly blended rustic charm with contemporary living.

The property benefits from flexible accommodation over 2 floors, suitable for multi-generational living and home working. The heart of the home is an expansive kitchen with ample space for formal dining along with having space for more casual seating. The kitchen is complete with a high-specification kitchen, made by Sapphire Spaces, and a large island for family gatherings or entertaining. The kitchen is fitted with quartz worktops, Siemens integrated appliances, Bora Induction Hob, Quooker Pro-3 Fusion tap and Velux windows with electronic control system, automatic rain sensor and bifold doors leading to the outside entertaining space. The remaining ground floor accommodates 4 bedrooms, 2 with en-suites, a study, and a drawing room. The first floor comprises of two large en-suite bedrooms, including the primary bedroom with a dressing room. All bathrooms are fitted with porcelain tiles and high quality sanitaryware.

There is a detached double garage and additional driveway parking, offering potential for an office space above the garage. The garage is fitted with an electric car charging point and electric up and over door along with a store room and gardeners' toilet.





### GARDENS & GROUNDS

The Tallet sits in a spacious plot totalling 0.7 acres. The grounds have been beautifully landscaped with Indian Sandstone paved terraces, large lawned gardens, laurel hedging to the northern and eastern boundaries with evergreen planting and traditional hedging along the remainder of the boundaries.

### ENERGY EFFICIENCY

The Tallet has been built with a heavy emphasis being placed on Energy Efficiency. The property is fitted with 4.5kw photovoltaic solar panel system, Worcester Bosch Air Source Heat Pump, underfloor heating throughout the ground floor and bathrooms, high performance glazing with all floors, ceilings and walls insulated to a high level.

### SERVICES

Mains electricity and water. Private drainage system that complies with building regulations.

### DEVELOPER DETAILS

Fisher Bailey Developments Ltd

### VIEWINGS

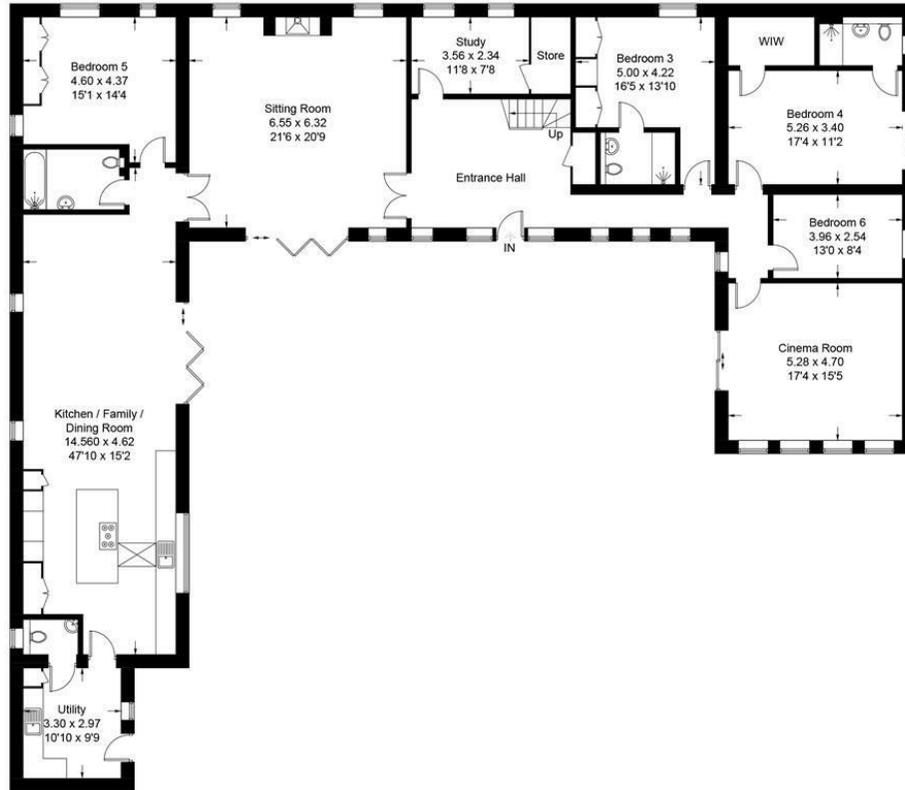
All enquires and viewings to be arranged via Stags.  
Contact: 01884 235705 or [tiverton@stags.co.uk](mailto:tiverton@stags.co.uk)

### DIRECTIONS

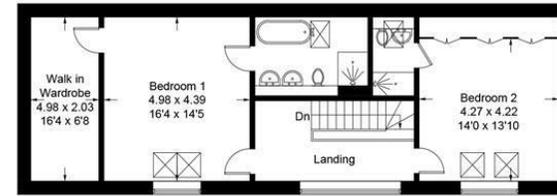
From Cullompton/Junction 28 of the M5 motorway, proceed to Clyst Hydon and continue through the village towards Talaton. After a further mile, on a left-hand bend, turn right signposted Clyst St Lawrence/ Bradninch. The Tallet will be found on the left within 300 yards.



Approximate Gross Internal Area = 352.6 sq m / 3796 sq ft (Excluding Store)  
 Garage = 46.5 sq m / 501 sq ft  
 Total = 399.1 sq m / 4297 sq ft



Ground Floor



First Floor



(Not Shown in Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID996848)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>	94	100
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



