A spacious detached barn conversion, set in over 3 acres of beautifully landscaped gardens and grounds, enjoying far reaching views and a substantial outbuilding suitable for a variety of different uses.

Broadhembury about 1.5 miles
Payhembury about 2.8 miles • Honiton about 6 miles
Cullompton (M5 Junction 28) about 5 miles

ACCOMMODATION SUMMARY
Reception hall & cloakroom • study • sun room
Kitchen/breakfast room • utility/laundry room
Dining room • sitting room
Garden room • WC
Master bedroom, dressing room & ensuite shower room
Guest bedroom suite • two further bedrooms
Family bathroom
Integral double garage • garden storage buildings
Dog kennel/store • greenhouse & potting shed
25m x 25m steel framed agricultural storage barn and workshop with yard and separate road access
Immaculate landscaped gardens
Vegetable garden & paddock
In all about 3.5 acres
EPC – Band E
SITUATION
Wishes is set within a small hamlet on the edge of Broadhembury, within East Devon, surrounded by beautiful and unspoilt countryside. The property is well located, being within easy reach of popular villages such as Payhembury, Plymtree and Whimple, as well as the towns of Honiton and Cullompton. To the south are the beautiful beaches of the Jurassic Coastline, whilst to the north are the Blackdown Hills, an AONB, famed for their wonderful walks, landscape and riding.

The village of Broadhembury takes its name from Hembury Fort, an Iron Age fortress nearby and is one of the most picturesque villages in East Devon, having changed very little in outward appearance during the last century. The village has a post office and store, the Drewe Arms pub, Church of St Andrew and a primary school. Nearby Payhembury also has a village stores and highly rated primary school.

The market town of Honiton to the east, is well known for its many antique shops and has a good selection of retail outlets and services, as well as popular street and farmers markets, whilst the cathedral city of Exeter to the south, provides a full range of retail, educational and cultural facilities.

Communications are excellent with the A373 providing easy access to Junction 28 of the M5 at Cullompton and at Honiton the A30 links to the A303. Honiton has a railway station with regular services to London Waterloo, whilst Exeter and Tiverton Parkway have Intercity services to London Paddington. Exeter Airport provides an expanding number of domestic and international flights.

DESCRIPTION
Converted in 2003, Wishes is a spacious detached barn conversion, providing well presented and adaptable accommodation arranged over two floors. The building and layout have been cleverly designed to take advantage of its location, whilst combining traditional materials with modern facilities including double glazing throughout and underfloor heating on the ground floor. A ground source heat pump, photo voltaic and solar thermal panels provide heating, electricity and hot water, as well as an income of about £7000 pa. Beautiful views over the gardens and surrounding countryside are enjoyed throughout the building, with the majority of the principal rooms on the ground floor having French doors opening onto a wonderful south facing terrace.
ACCOMMODATION

On the ground floor, there is a reception hall with WC and a door to the study. A sun room leads to the beautifully fitted kitchen/breakfast room, which has a range of hand made oak units under granite worktops, a walk-in larder fridge and door to a utility/laundry and boot room. The dining room has a tiled floor and a feature staircase leading to the first floor landing, with stunning vaulted ceiling and many exposed timber beams.

The sitting room has a fireplace with wood burner effect Calor gas stove and door leading to a large garden room at the back of the house. The garden room opens onto an entertaining terrace with a pizza oven and there is also a cloakroom off the garden room. This area could be separated to create an annexe if required, subject to the necessary consents.

On the first floor there is a galleried landing with airing cupboard. The master bedroom has a vaulted ceiling, walk-in wardrobe and ensuite shower room. There is a guest bedroom suite and two further bedrooms which share the family bathroom.
GARDENS AND GROUNDS
Outside, the house is surrounded by immaculately kept landscaped gardens, including a large terrace in front of the building and at the rear. Within the gardens there is an ornamental pond, a selection of mature shrubs, a vegetable garden and greenhouse. Far reaching views are enjoyed from all aspects of the property and there is a mature wisteria on the front of the building.

There is an attached double garage, a covered barbeque area, dog kennels and a level paddock of about 1.5 acres which is situated to the north east of the house. The modern steel barn, workshop and working yard benefits from separate road access and offers potential for conversion, storage or a variety of business opportunities.

SERVICES

The combined income from the solar panels and RHI from the ground source heat pump and solar thermal panels provide an additional annual income of about £7000.

OUTGOINGS: Council Tax Band G.

FIXTURES AND FITTINGS
Only those mentioned in these sales particulars are included in the sale. All others such as curtains, carpets, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.

DIRECTIONS
From the M5 motorway at Cullompton, take the A373 towards Honiton, passing through the village of Dulford. Approximately 1 mile after leaving Dulford, take the first right-hand turn, signposted to Crammer. Proceed down this lane for a short distance and Wishes is the first property to be found on the right hand side.

VIEWINGS
Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.
WISHES
Approximate Gross Internal Area:
Main House: 308.4 sq.m. / 3320 sq.ft.
Outbuilding: 598 sq.m. / 6437 sq.ft.

OUTBUILDINGS

GROUND FLOOR

FIRST FLOOR

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