

Broadoak, Payhembury, Devon







A **beautifully presented home** with a large garden set in a charming hamlet and backing onto unspoilt countryside.

Summary of accommodation

Porch | Entrance hall | Dining room | Sitting room | Study | Kitchen/breakfast room | Utility room | Cloakroom | Integral single garage

Principal bedroom with ensuite shower room | Three further double bedrooms | Single bedroom | Family bath & shower room

Parking | Summer house | Garden store | Garden

In all about 0.5 acre (0.2 hectare)

Distances

Payhembury 1.8 miles, Plymtree 2.3 miles, Ottery St Mary 5.5 miles, Cullompton 5.8 miles, Junction 28 M5 6.2 miles

Honiton/A30 7.7 miles (Waterloo 2 hours 53 minutes), Exeter Airport 9.5 miles (London City Airport 1 hour)

Tiverton/Tiverton Parkway station 11.6 miles (Paddington 1 hour 54 minutes), Exeter city centre 15 miles

(All distances and times are approximate)



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Location

Broadoak is situated in the hamlet of Lower Tale and close to the small, rural village of Payhembury, which has a beautiful parish church, village hall, CofE primary school and an excellent community run village shop. The delightful town of Ottery St. Mary is nearby and offers a great variety of shops including a local butchers, bakers and much more. The town of Cullompton is nearby with a Tesco Superstore and a selection of local shops and businesses including GP, dental and veterinary surgeries. Exeter is also easily accessible, about with its many shops, restaurants and cultural venues as you might expect from a cathedral and university city.

Local transport links are also good with the M5 and a regular train service running between Exeter and London Paddington. Tiverton, Feniton and also Honiton stations offer regular train services to Paddington and Waterloo respectively and Exeter International Airport is also just a 20 minute drive away.

The local area also offers a wide choice of schools both from the independent and state sectors including Exeter School, The Maynard and Exeter Cathedral School, which are all in Exeter itself, along with Blundell's School in Tiverton.

The property

Set back from the passing lane and shielded behind a stand of broadleaf trees, Broadoak backs onto a swathe of gently rolling, hedge-bound fields that has probably remained unchanged for the last 200 years. Lower Tale consists of just a handful of properties and is on a side lane that goes nowhere, attracting only the bare minimum of visitors. This all combines to create a delightful and peaceful rural setting that would be hard to beat.

Laid out in an L-shaped style with good ceiling height and facing southeast and northwest, the house has accommodation on two floors and an internal layout that flows well. Internally the property has large windows and orientation combined with a pale colour scheme to provide a wonderful feeling of light and space throughout.





It is also beautifully presented and has clearly been lovingly maintained by the current owners. Broadoak has a centrally positioned dining room with a pale oak floor suffused with natural light streaming in through a tall staircase window.

Arranged around it is the sitting room, kitchen/breakfast room and study. The sitting room has a fireplace fitted with a wood-burning stove and windows on two sides including a set French windows that open onto the gorgeous paved terrace.

The kitchen/breakfast is a generously sized space equipped with a tiled floor, a range of units under black granite work surfaces and a Mercury gas and electric range cooker and has an integral dining area with French windows opening to the terrace.

Upstairs the principal bedroom has a Juliet balcony with views out over the garden and countryside beyond, plenty of cupboard space and an en suite shower room. In addition, there are three further double bedrooms and a single bedroom, all sharing the family bath and shower room.





Garden

Broadoak is approached via a short driveway leading to a generously sized parking area in front of the house, where there is ample space for several cars and direct access to the properties integral single garage. Beside the garage is a log store and fringing the parking area is a series of small lawns bound by fencing and mature hedging.

Most of the garden stretches out behind the house and consists of a large lawn. The lawn is fringed with mature hedging providing a good degree of privacy and is studded with fruit and ornamental trees. At the far end of the lawn with a lovely view back down to the house is a timber summer house and adjacent garden store.

Immediately behind the house is a generous paved terrace partly edged with lengths of retaining wall and a flight of steps rising gradually to the lawn above. The terrace faces southwest through to northwest and therefore catches sunlight throughout much of the day and into the early evening. It is therefore perfect for outside dining and entertaining in fine weather. In all sitting in approximately half an acre.

Services

Mains water & electricity. Private drainage. Oil-fired central heating. Bottled gas.

Directions (Postcode EX14 3HL)

[what3words:///backdrop.fevered.decorator](#)

From Junction 25 on the M5 head east on the A373 towards Honiton. After 3.3 miles turn right at a small crossroads onto Oak Close. Carry on for a further 2.6 miles and then turn right just after a rustic bus shelter, signed to Tale (old-fashioned signpost, sign to Tale very small). After about a third of a mile as you enter Lower Tale, turn right off the lane just after a telegraph pole and the driveway entrance to the property will be found on the right.



Property information

Tenure: Freehold

Local Authority: East Devon District Council (www.eastdevon.gov.uk)

Council Tax: Band E

EPC Rating: D

Guide Price: £780,000

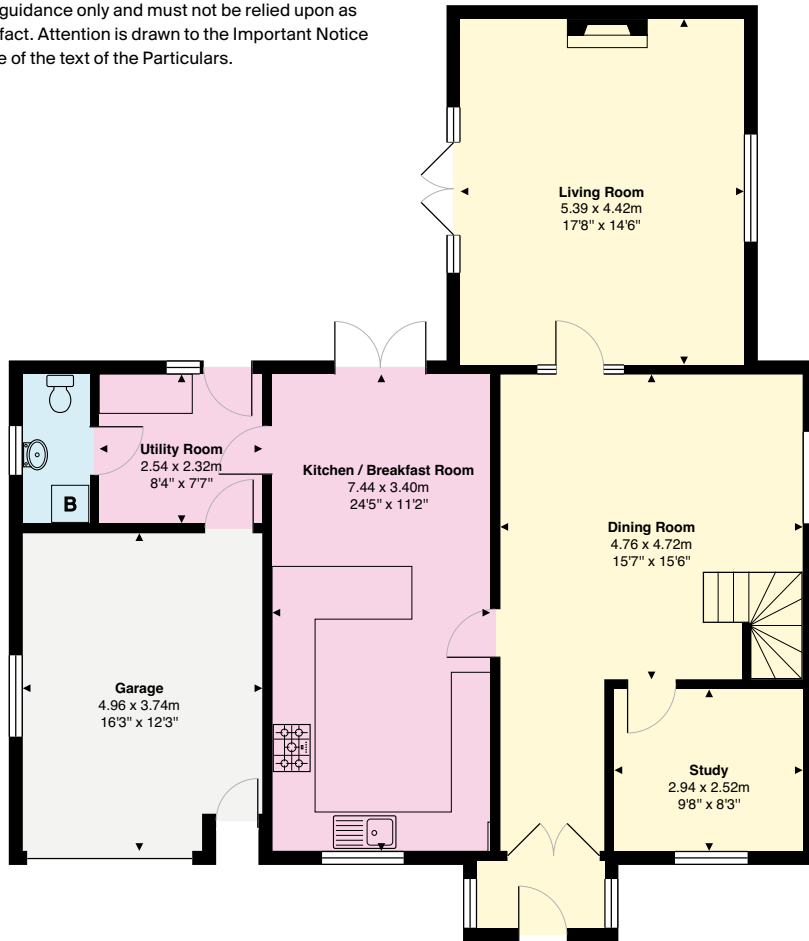


Approximate Gross Internal Floor Area

229.8 sq m / 2474 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor
Area: 116.9 m² ... 1258 ft²



First Floor
Area: 113.7 m² ... 1223 ft²



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2023. Photographs and videos dated April 2023.

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