



**LOCATION:** Situated on both sides of the River Culm, and joined by an old stone bridge, Culmstock is a picturesque parish village nestled within the Culm Valley at the foot of the Blackdown Hills. This thriving village offers an excellent range of facilities including deli style shop and café known as The Strand, popular public house, garage, primary school and church. The nearby settlements of Hemyock and Uffculme provide further amenities such as doctors surgery and the highly respected Uffculme Secondary School. Junction 27 of the M5 is approximately 4 miles distant and the mainline railway station, Tiverton Parkway is located close by.

**DIRECTIONS:** From Junction 27 of the M5, head towards Wellington on the A38. After approximately 3 miles turn right at the crossroads signposted Culmstock. As you enter the village of Culmstock follow the road through the village passing the Culm Valley Public House on your left, go over the bridge and continue on this road until there is a fork in the road where you bear left sign posted Hemyock. The Church can be seen on the left hand side and Mulberry Cottage is opposite on the corner.

**AGENTS NOTE:** This property has open cell spray foam insulation.

**GENERAL REMARKS AND STIPULATION**

**Tenure:** The property is offered for sale Freehold, by private treaty with vacant possession on completion.

**Services:** Mains electricity, mains water, mains drainage, oil fired central heating, telephone

**Local Authority:** Mid Devon District Council

**Property Location:** w3w.co.uk//flush.overpower.rises

**Council Tax Band:** E

**Construction:** Stone construction with a render outer leaf under a concrete tile roof

**Broadband and mobile coverage:** We understand that there is limited mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Flood Risk: Surface Water:** very low **Rivers and the Sea:** very low **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on <https://www.gov.uk/check-long-term-flood-risk>

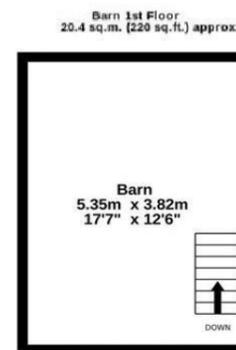
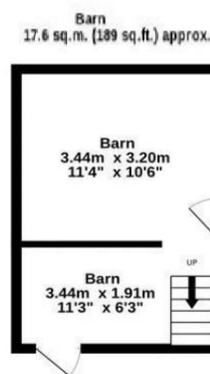
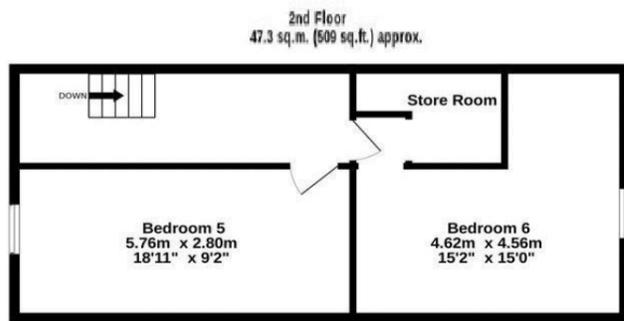
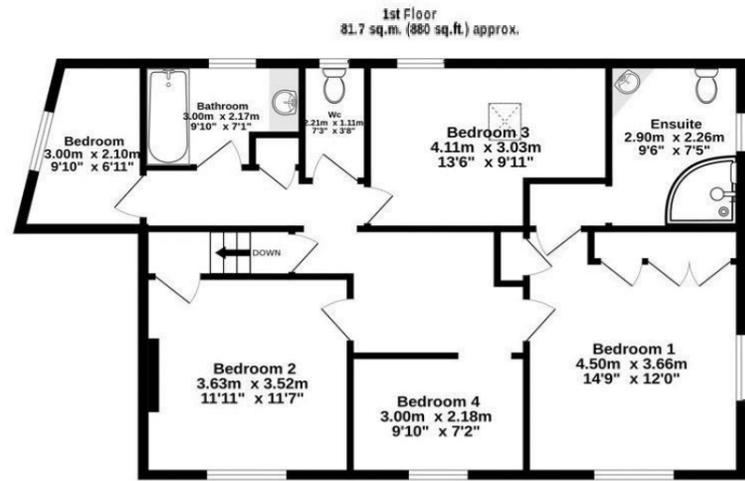
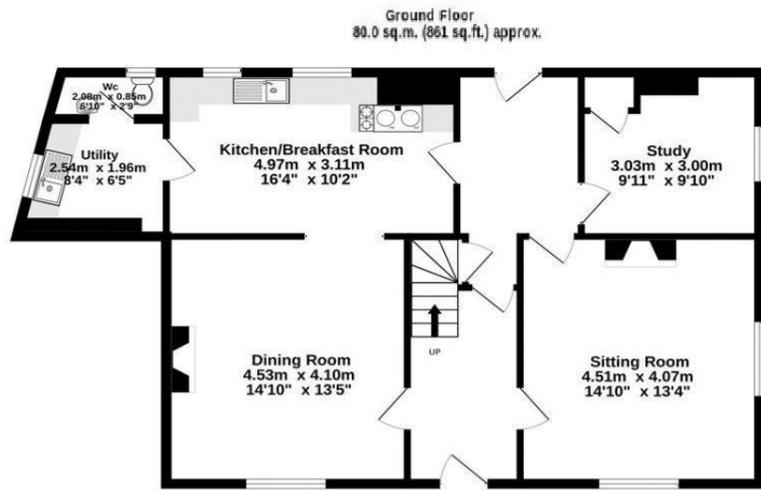
**Planning:** Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared November 2022. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.



**TOTAL FLOOR AREA : 247.1 sq.m. (2660 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Believed to have been built in the mid 1800s, Mulberry Lodge is a six bedroom semi detached property situated in the centre of Culmstock opposite the church and benefitting from far reaching views and a walled garden.

The property comprises in brief; a door into the spacious hallway with stairs rising to the first floor and access to two principal rooms. The sitting room benefits from dual aspect and a wood burner whilst the dining room also benefits from a log burner and access to the kitchen. The kitchen offers base units for storage along with an Aga, separate two ring ceramic hob and space for a dishwasher whilst the remaining white goods are situated in the utility room which benefits from its own sink and a downstairs cloakroom. Completing the downstairs accommodation is a study and a boot room providing access to the rear courtyard.

The first floor offers four bedrooms and a further small room. The master bedroom features three wardrobes and a further shelved cupboard and benefits from an ensuite, accessed via a step down. The remaining rooms are serviced by the family bathroom with a separate W/C. The attic room features two large rooms with a further small area which has the potential to become another shower room.

Externally, to the side of the property is a gravel driveway providing parking for two cars and a double gate leading to the courtyard. The courtyard leads to a two storey barn currently used as a workshop which (subject to planning permission) could be converted to an annex or Airbnb. A cobbled path leads to a large secret garden which is fully enclosed with stone walls and is surprisingly private with a view of the Church. It is predominately laid to lawn with an array of flower beds, mature shrubs and trees. A summer house provides the perfect seating area.



- Charming semi-detached cottage
- Six bedrooms
- Driveway parking for 2 cars
- Private rear garden
- Two storey barn
- Uffculme School catchment area
- Popular central village location

