



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 directly opposite The Ilminster Stage can be found.

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, air source heat pump

Local Authority: Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, EX16 6PP.

Property Location: w3w.co.uk/warping.collision.slimmer

Council Tax Band: D

Construction: Stone exterior walls which are rendered

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

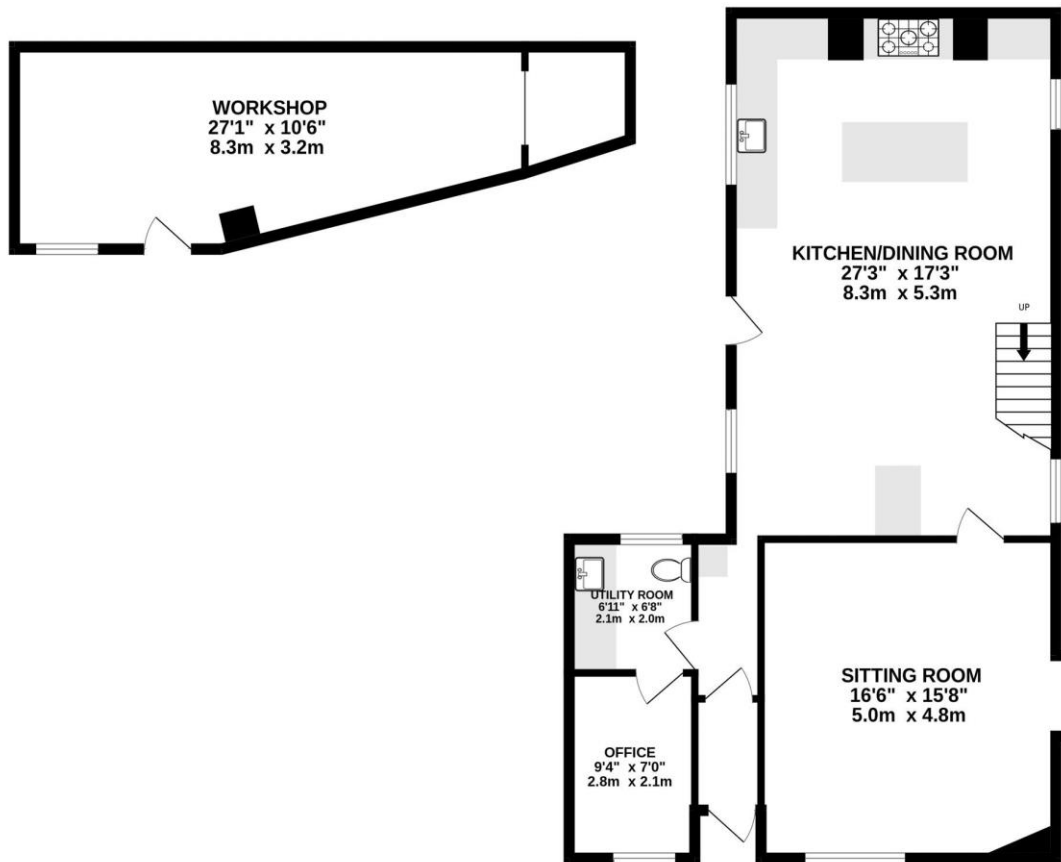
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER 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:

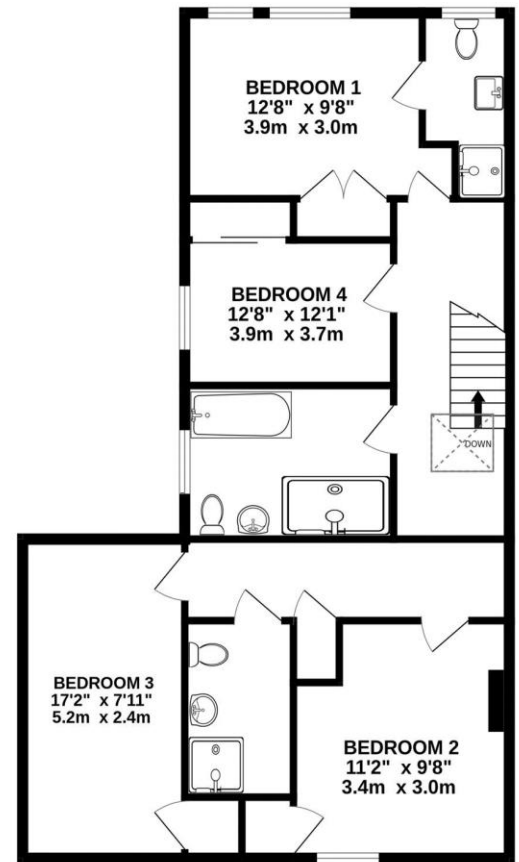
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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.

GROUND FLOOR
1163 sq.ft. (108.1 sq.m.) approx.



1ST FLOOR
894 sq.ft. (83.0 sq.m.) approx.



TOTAL FLOOR AREA : 2057 sq.ft. (191.1 sq.m.) 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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Wilkie May & Tuckwood are delighted to be able to offer The Ilminster Stage to the market, formerly an old Coaching Inn dating back to 1700 and now converted into a spacious four double bedroom family home offering a mixture of contemporary interior alongside character and charm in the heart of the increasingly popular and idyllic village of Culmstock and overlooking the All-Saints Church. Offered to the market with **NO ONWARD CHAIN**.

The substantial accommodation, which has seen various improvements is arranged over two floors, and briefly comprises steps leading up to the front door which leads into an inner porch which in turn leads into the entrance hallway which gives access to all main principal rooms. The impressive sitting room offers an abundance of character and enjoys views over the Church. A central fireplace with exposed brick work creates a real focal point to the room, other features include painted panelling, wrought iron beams, spotlights and oak flooring. A door opens into the 29ft kitchen/diner which is clearly the social hub to the home and offers limestone tiled flooring throughout along with a comprehensive range of carefully chosen solid oak shaker style matching wall and base units with contrasting granite worktops with inset ceramic sink, tiled splashbacks, integrated dishwasher and space for a fridge/freezer. This room also boasts an inset Rangemaster which sits within a brick fireplace whilst a central island provides additional seating, storage and offers further worktop space perfect for entertaining. From the kitchen/diner stairs rise to the first floor where there are four double bedrooms each with fitted cupboards with the master benefiting from an en-suite. Furthermore there is shower room and family bathroom serving the remaining bedrooms.

Externally the property enjoys a lit paved courtyard leading to a two storey outbuilding which used to form part of the skittle alley which could be used for a multitude of purposes and there is an adjoining bike shed and wood store. Steps lead to two fully enclosed adjoining walled gardens which are predominately laid to lawn, enjoying a high degree of privacy and offering a secure place for children and pets. The Ilminster Stage occupies an outstanding position within the village with close countryside walks to hand, this home has been thoughtfully reconfigured by the current homeowners and now providing a tasteful, crisp and clean finish warmed by an air source heat pump with underfloor heating to the ground floor and falling comfortably within Uffculme School catchment. This home must be viewed to fully appreciate all that it has to offer.



- **NO ONWARD CHAIN**
- **Sought after village location**
- **Full of character and charm**
- **Contemporary interior**
- **Former Coaching Inn**
- **Under floor heating**
- **Uffculme School catchment**
- **Outbuilding and fully enclosed walled gardens**

