

**LOCATION:** The property is located on the outskirts of the picturesque village of Hemyock within walking distance of all the local amenities to include local stores, village school, medical facilities, church, post office, parish hall and playing fields. There is also a good variation of clubs and societies based in this thriving community which falls within the catchment for the popular Uffculme Secondary School. The village is the largest in the Blackdown Hills and is noted for its outstanding natural beauty with a range of outdoor pursuits available nearby to include delightful walks over the neighbouring countryside. Wellington is approximately 5 miles distant with its larger range of independent shops and larger national stores such as Waitrose. The town itself stands between the River Tone and the Blackdown Hills.

**DIRECTIONS:** From Junction 26 of the M5 Motorway exit at Wellington and at the roundabout with the A38 take the first exit signposted Exeter. After approximately 1 mile turn left (immediately after the turning signposted Ford Street) into Monument Road. Continue to the top of the hill and at the staggered crossroads continue straight over signposted Hemyock. Follow the road for approximately 1 mile, down the hill towards the village and at the bottom take a first right into Millhayes Farm around the bend and the property can be found on the right hand side as indicated by our For Sale board.

#### 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, LPG gas central heating, telephone

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

**Property Location:** w3w.co Taller.Safely.Gossip

**Council Tax Band:** D

**Construction:** Rendered block under a tiled roof.

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 75 Mbps download and 18 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Flood Risk: Surface Water:** high

**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.

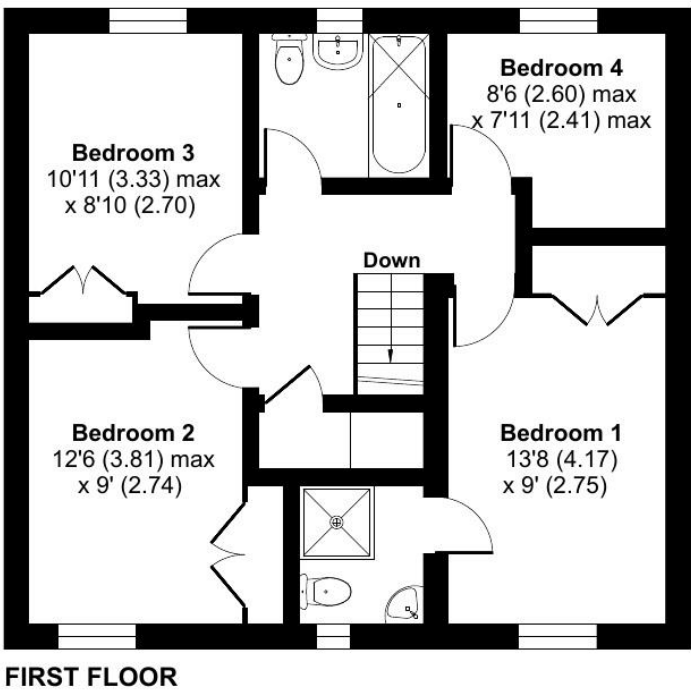
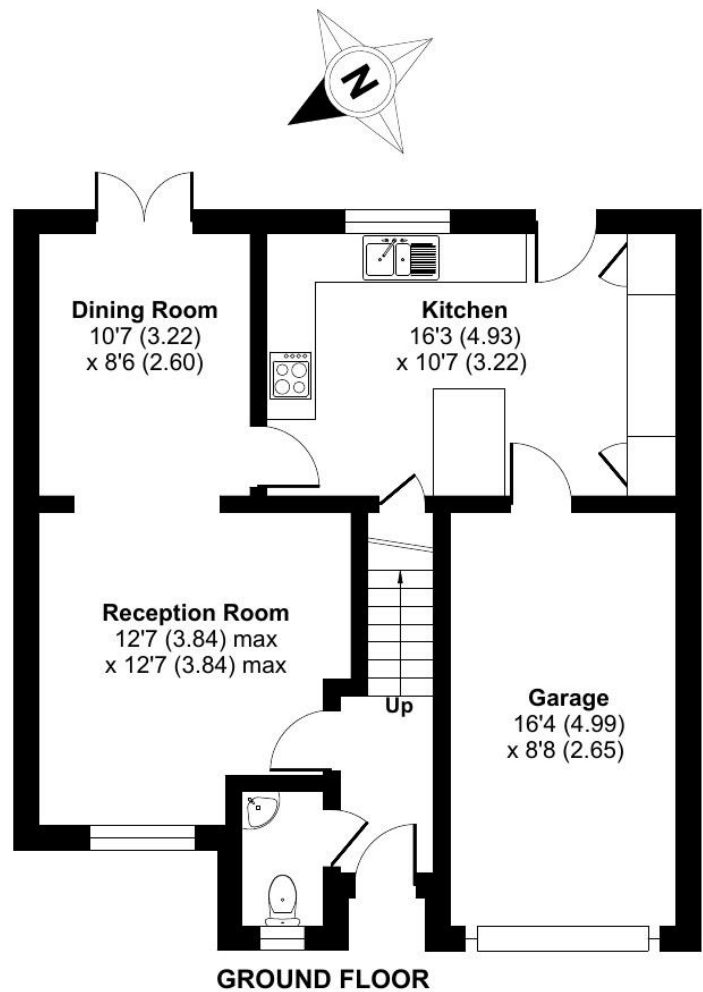
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'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.

# Millhayes Farm, Hemyock, Cullompton, EX15

Approximate Area = 1116 sq ft / 103.6 sq m  
Garage = 152 sq ft / 14.1 sq m  
Total = 1268 sq ft / 117.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīcheom 2024. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1219352

Wilkie May & Tuckwood are pleased to offer 7 Millhayes Farm to the market. Built by Summerfield Homes in 2007, this well presented four-bedroom detached family home is situated on a small select development within the popular village of Hemyock. The property benefits from uPVC double glazing and LPG central heating and is a short walk to village amenities, sitting nicely within Uffculme School catchment area.

The accommodation comprises an entrance hallway with stairs rising to the first floor along with access to the sitting room which is generous in size and features a central electric fireplace creating a focal point. This room cleverly blends via an archway into the dining room which enjoys French doors offering views over the garden and has plenty of space for everyday dining furniture. The adjoining spacious and well-equipped kitchen, which has been recently upgraded, now includes “cashmere grey” matching wall and base units with contrasting worktops and upstands with an integrated dishwasher, fridge/freezer and washing machine. A central island provides additional storage and worktop space, helping to create a wonderful entertaining space which is clearly the social hub to this family home. Completing the ground floor is a useful understairs cupboard/utility area perfect for everyday essentials and a cloakroom.

To the first floor there are four bedrooms; three of which are doubles with integrated wardrobes and the master offers an en-suite. The remaining bedrooms are serviced by the part tiled family bathroom and the airing cupboard features lighting and shelves. The loft space is fully boarded along with lighting and a ladder.

Outside, the property enjoys a pleasant approach within a small estate of similar properties and is positioned towards the end of the cul de sac. There is a driveway providing off-road parking, a gravel area and an integral garage which is connected to an electric supply. The level rear garden is fully enclosed and private with a pleasant outlook along with an area of extended patio and pedestrian side access; all of which is complemented by a summerhouse with electricity connected. This property has been carefully maintained and enjoys an outlook to the front over open farmland yet remains within easy walking distance to a range of amenities within this bustling village set in the heart of the Blackdown Hills, an Area of Outstanding Natural Beauty.



- Situated on a small quiet cul de sac
- Four bedrooms, three doubles
- Uffculme School Catchment
- Recently fitted with new kitchen
- Built by Summerfield Homes
- LPG Central Heating, uPVC double glazing

