

**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 bear to the right where the property can then be then found on the left.

#### 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, Phoenix House, Phoenix Lane, Tiverton, EX16 6PP.

**Property Location:** w3w.co.uk//jammy.surface.pound

**Council Tax Band:** C

**Construction:** Stone construction with a render outer skin under a slate roof

**Broadband and mobile coverage:** We understand that there is limited mobile coverage. The maximum available broadband speeds are n/a Mbps download and n/a 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:

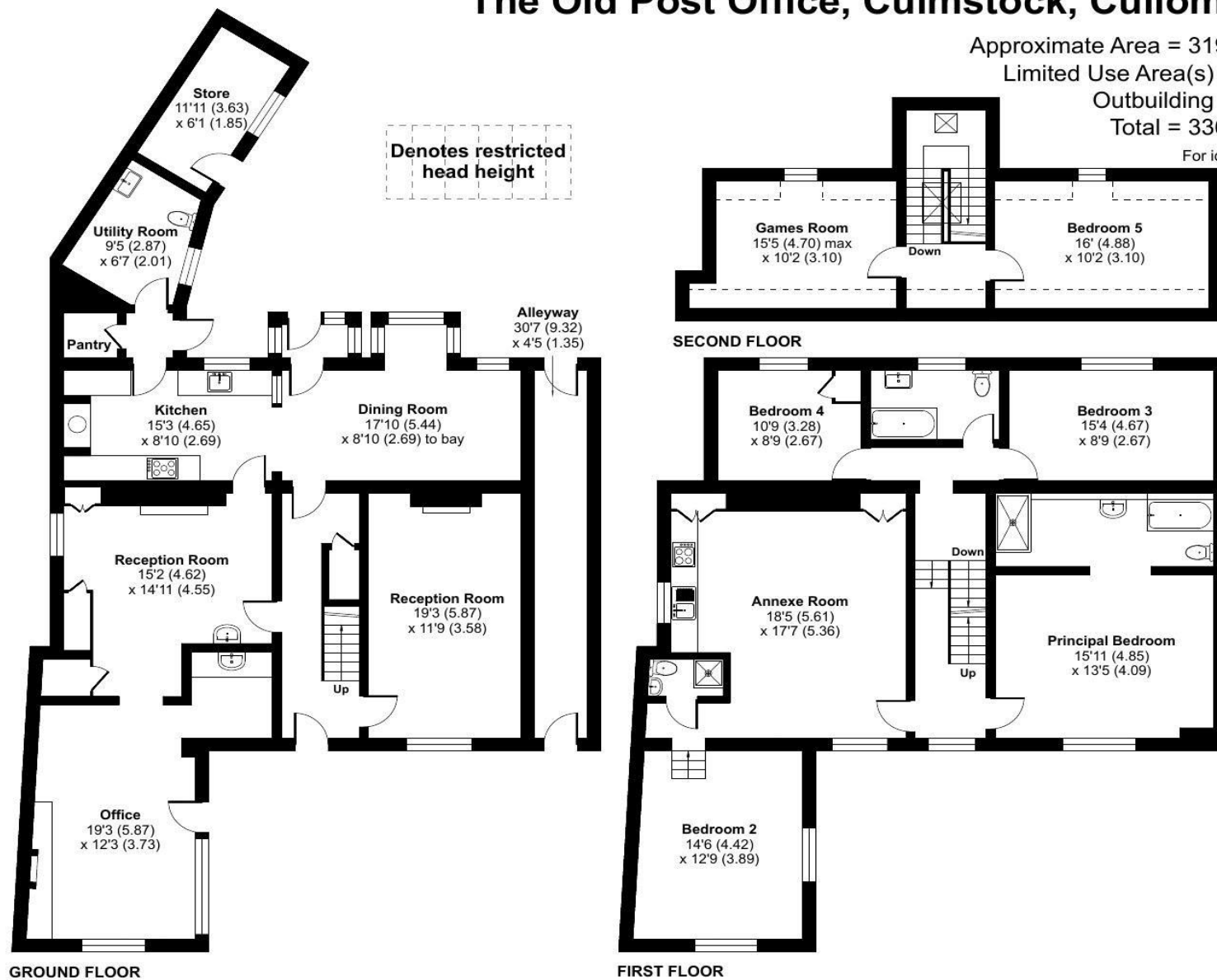
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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



# The Old Post Office, Culmstock, Cullompton, EX15

Approximate Area = 3199 sq ft / 297.2 sq m  
 Limited Use Area(s) = 95 sq ft / 8.8 sq m  
 Outbuilding = 72 sq ft / 6.6 sq m  
 Total = 3366 sq ft / 312.7 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1287837

Wilkie May & Tuckwood are delighted to launch The Old Post Office to the market sitting at the edge of Culmstock and offered to the market with **NO ONWARD CHAIN**.

The property offers versatile accommodation arranged over three floors and allows an incoming buyer the opportunity to run a business from home (with part of the property previously used as a hairdressers for 20 years) along with a separate kitchen for an annex.

The front door leads to the hallway with access into the first reception room with a fireplace and view to the front. A second reception room benefits from storage cupboards, access to the kitchen and office room with a wide range of uses but ideal for business use due to its own front door and plumbing from the previous hairdressers. The kitchen and dining room sit at the rear of the property and provide an excellent entertaining space with plenty of room for dining furniture and a door to the rear garden. The kitchen offers plenty of wall and base units for storage, a Belfast sink and space for appliances. A step leads down to a large pantry cupboard and a utility room with a w/c.

The first floor features a master bedroom with an arch into the ensuite with a four piece white suite. There is an additional kitchen/reception room which in turn leads to bedroom two and a shower room providing an excellent opportunity for multigenerational living. There are two further bedrooms which look out to the rear garden and are served by the family bathroom.

The second floor offers another bedroom and games room.

Externally, at the front of the property, there is parking for two vehicles and the rear garden is beautifully maintained, laid to lawn with two patio areas and features a stunning far reaching view over the River Culm and Blackdown Hills.



- **NO ONWARD CHAIN**
- **Substantial, versatile accommodation**
- **Popular village location**
- **Far reaching views of the Blackdown Hills**
- **Parking**
- **Potential to run a business from home**

