



VENNWOODS

Culmstock, Devon



A FULLY REFURBISHED VICTORIAN FARMHOUSE

With a self-contained, separate annexe and large garden and paddock set
in the heart of a lovely village beside the River Culm.

Summary of accommodation

Ground Floor: Entrance hall | Sitting room | The Dairy | Living room | Study | Kitchen/dining room
Utility room | Family bath & shower room

First Floor: Landing | Principal bedroom | Guest bedroom | Three further double bedrooms
Family shower room

The Shippon (detached annexe): Integral double garage | Store
First floor self-contained flat with shower room

Garden & Grounds: Extensive Parking | Garden and paddock with views of The Beacon

In all about 0.95 acre (0.38 hectare)

Distances: Hemyock 2 miles, Uffculme 3 miles, Tiverton Parkway station 6.5 miles (Paddington 1 hour 54
minutes), Cullompton 10 miles, Taunton 14 miles, Exeter city centre 25 miles
(All distances and times are approximate)



The Shippon

SITUATION

Vennwoods is situated in Culmstock, a vibrant, rural village spanning the River Culm, close to the border between Devon and Somerset and within the Blackdown Hills National Landscape (AONB). The village, one of Devon’s oldest, has about 983 residents and good amenities including a medieval parish church and a medieval six span bridge across the River Culm, The Strand Stores café/deli/shop, The Culm Valley Inn pub, a garage, the village hall, a play park with pavilion and barbecue hut, the cricket club, a gym and a well-regarded primary school. The neighbouring villages of Hemyock and Uffculme offer post offices, hairdressers, village stores, a GP surgery and pharmacy, a vets, a library, primary schools and pre-schools. Uffculme has a working historic woollen mill and the local secondary school, which is rated Outstanding. The nearby towns of Cullompton and Wellington are within 20 minutes providing Waitrose, a Tesco Superstore and a selection of local shops and businesses including GP, dental and veterinary surgeries.

Local transport links are excellent. Junction 27 on the M5 is ten minutes away and Tiverton Parkway and Honiton railway stations offer regular services to Paddington and Waterloo respectively. Exeter International Airport is just a 25 minute drive away.

The local area also offers a wide choice of schools both from the independent and state sectors including the local Ofsted Outstanding Uffculme (secondary) School; the Ofsted outstanding Exeter College, with Exeter School, The Maynard and Exeter Cathedral School all in Exeter itself, along with Blundell’s School in Tiverton and Wellington School in Wellington. There is also the Ofsted Outstanding Richard Huish Sixth Form College, Taunton School, Kings College and Queens College in the Somerset county town of Taunton.

THE PROPERTY

Vennwoods has a lovely position in the heart of the village and is only a short walk from all village amenities and the River Culm as it flows through the completely unspoilt Mid Devon countryside surrounding the village. The house is orientated



away from the village lane that passes behind it, with the rooms on both floors laid out to take full advantage of views to the south and west across its large garden and the countryside beyond.

The oldest part of the property is said to date back to the early 1700s when it would have comprised of two single storey mill worker cottages for the local serge mill. Later, most likely in the early Victorian period, the cottages were unified, extended and an upper storey added to create the farmhouse at Vennwoods dairy farm. Vennwoods is a delightful example of a farmhouse of the period and is surrounded by its grounds on three sides. It has been extended and refurbished to a high standard by the current owners, and is very well presented.

The ground floor has four good-sized reception rooms with oak and slate flooring, including the converted former dairy barn which is equipped with a wood burning stove and vaulted ceiling, the dual aspect lounge, and a charming kitchen/dining room all of which look out across the garden catching the best of the light from mid-morning through to sunset in succession. The kitchen is well-equipped with units along two sides, modern appliances, plus a large central island and a four-oven AGA. The dining area is filled with natural light flowing in through two rooflights and French windows opening to the garden.

Upstairs off the landing are five double bedrooms, two with Victorian fireplaces, which have lovely, far-reaching views out to the fields lining the river. There are two well-appointed, modern shower rooms completing the house one also with a bath.

The annexe (The Shippon) is an attractive stone built converted barn across the former farmyard and consists of a self-contained studio flat with shower room which lies above the garage and internal storeroom.

OUTSIDE

The property is approached through tall timber gates opening onto a large, gravelled parking area, with access to the house and Shippon and with a further gate to the paddock. Extending out behind to the west and on one side to the south is a large garden backing onto open farmland. The garden surrounds

three sides of the property ensuring a sense of peace and privacy and consists of extensive, level lawns bound by stone walling and hedging and a scattering of native, broadleaf trees, including fruit, nut and specimen trees, which provide year round interest and colour, whilst making it easy to maintain.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains water, electricity & drainage. Oil-fired central heating including intelligent underfloor heating in the bathrooms, Oil-fired AGA. Optic fibre broadband.

Local Authority: Mid Devon District Council (www.middevon.gov.uk)

Council Tax: Band F

EPC Rating: Vennwoods – E, The Shippon – D

Viewings: All viewings strictly by appointment only through the vendor’s selling agents, Knight Frank LLP

DIRECTIONS

Postcode: EX15 3HA / What3Words: [///reading.terminology.cheerily](http://reading.terminology.cheerily)

From the M5 exit at Junction 27, take the A38 towards Wellington. Continue along the A38 for three miles and then turn right onto the B3391, signed to Culmstock. After two miles follow the road to the right passing the school and village hall on the left, continuing to follow the B3391 towards Hemyock. The gated entrance to the property will be found on the right after about 100 yards, before reaching the bridge.



Approximate Gross Internal Area
356.7 sq m (3839 sq ft)

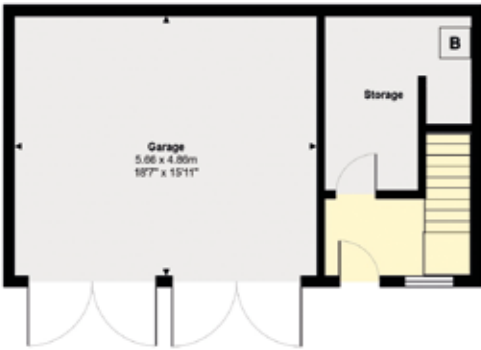


First Floor
Area: 108.5 m² ... 1168 ft²



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

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Area: 41.6 m² ... 448 ft²

I would be delighted
to tell you more.

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