



Symonds
& Sampson

Mill View
Clayhidon, Cullompton,

Mill View

Clayhidon
Cullompton
EX15 3PN

A quaint rural cottage with mature gardens, workshops, agricultural buildings and a paddock set in just under an acre.



- Charming country cottage
- Private outdoor space
- Versatile modern agricultural building with potential change of use (STPP)
 - Adjoining paddock with field shelter
 - Scope for reconfiguration (STPP)
- Beautiful location in the Blackdown Hills
- Additional adjoining land may be available to rent subject to independent negotiation with neighbouring landowner

Guide Price £597,500

Freehold

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THE PROPERTY

The homely, light and airy cottage set within its own ring-fenced slice of Devon countryside provides peace and privacy whilst offering opportunity for a variety of lifestyles be it equestrian, smallholding or simply looking to enjoy a rural lifestyle property. The comfortable lounge enjoys a beautiful feature fireplace with stone surround and wooden mantel beam over the wood burner which is not only a lovely feature but also can fuel the central heating for the whole house.

The family kitchen/diner with modern and recently installed units features a Belfast sink, built in electric hob and oven as well as an oil-fired Rayburn set neatly in a nook. Off the kitchen is a useful larder space with pantry and storage space. The addition of the conservatory to the front elevation of the property provides a further living space looking out onto the tree-lined property whilst not being overlooked by any neighbours. There is an additional utility/boot room with downstairs washroom and storeroom which can also be accessed directly from outside providing a perfect space to kick off muddy boots after enjoying the land and garden.

Upstairs is accessed through a central hall with space for a compact workspace. The principal bedroom benefits from dual aspect windows, high ceilings and wooden clad feature end wall and airing cupboard storage space. The second bedroom also enjoys multiple aspect views creating a bright and fresh space comfortably suitable for a double bed. The third bedroom looks out on the gardens and is currently utilised as a children's room with bunkbeds. The family bathroom has a bath with shower over with access to the loft hatch.

Please see floorplan for accommodation and measurements



SITUATION

Mill View is situated on the outskirts of the tranquil village of Clayhidon. The property is nestled in the Blackdown Hills forming part of the Devon, Somerset border. Clayhidon boasts the popular Half Moon Inn with its spacious beer garden benefiting far reaching views of the rolling countryside. The property is a short distance from the bustling village of Hemyock with a General Practice Surgery, Post Office and Hemyock Primary School plus a variety of eateries and accommodation.

The property is well placed to enjoy both the quiet countryside as well as access to the nearby town of Wellington boasting a range of independent shops, supermarkets and leisure facilities. There are also excellent road links to the market town of Honiton, situated in East Devon and the River Otter as well as accessibility to both Taunton and the city of Exeter all offering a comprehensive range of recreational facilities and shopping.

THE OUTSIDE

Mill View is accessed from the public highway down a concrete drive leading to a spacious gravel parking area bordered by private garden, poultry enclosures and small wildlife pond. There are several practical outbuildings including polytunnel and garden sheds but most impressive is the general-purpose agricultural barn (approximately 95 square metres) built in 2016 with steel portal frame, fibre cement roof, Yorkshire boarding and stone floor. It has been well designed with a versatile internal layout and connection to the mains electric. This building is considered to have great potential for a variety of uses, including development potential, subject to planning permissions. This barn looks out onto a useful concrete yard area leading to a stone yard with two field shelters and into the paddock. The paddock is productive, level and well-managed pastureland which is stock fenced alongside neat hedgerows.

The current owners rent additional adjoining land which may be available to the successful purchaser subject to independent negotiation with the neighbouring landowner.





RIGHTS OF WAY

No Public rights of way cross the property.

DESIGNATIONS

The Blackdown Hills National Landscape

SPORTING

Sporting rights are included in the sale

SERVICES

Mains electric. Private water. Wood fuelled heating from wood burner. Rayburn Oil-fired hot water and cooking. Private drainage and biodigester system.

LOCAL AUTHORITY

Mid Devon County Council. 01884 255255. Council Tax Band: E

EDUCATION

Hemyock Primary School, Uffculme secondary school. Churchstanton primary school.

TENURE

Freehold with vacant possession upon completion

AGENTS NOTE

We understand there may be additional adjoining pastureland available to rent by separate negotiation.

DIRECTIONS

From junction 26 on the M5 motorway southbound, at the roundabout take the first exit and turn onto Gerbestone Lane following the sign for Ford Street. If travelling northbound this will be the third exit. In 1 mile turn left onto Ford Street. Continue onto Hemyock Road for 1.5 miles, then at the crossroads go straight onto Battle Street. Continue for 0.5 miles passing the Parish Hall and crossing over the picturesque River Culm. At the end of this road there is a junction with a post box opposite. Turn left and after 100 yards the property will be visible on your left. What3words: ///tweed.shovels.crumble



Mill View, Clayhidon, Cullompton

Approximate Area = 1335 sq ft / 124 sq m

Outbuilding = 1247 sq ft / 115.8 sq m

Total = 2582 sq ft / 239.8 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). © nñhecom 2024. Produced for Symonds & Sampson. REF: 1131743.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A	75
B	
C	
D	
E	28
F	
G	
Not energy efficient - higher running costs	
England & Wales	



Tiv/SS/Apr 25



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