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The Farmhouse



# The Farmhouse, At Hill Farm, Hemyock, Cullompton, Devon, EX15 3UZ



Wellington/M5 (J26) 4 miles Taunton 10 miles

## A spacious cottage with rural views over the Blackdown Hills.

- Four Bedrooms
- Family Bathroom
- Sitting Room
- Study
- Kitchen/Dining Room
- Utility & Cloakroom
- Established Gardens
- Parking
- Freehold
- Council Tax E

Guide Price £399,950

### SITUATION

The Farmhouse at Hill Farm enjoys an idyllic setting on the fringes of the sought after village of Clayhidon, a rural yet accessible location within the Blackdown Hills. Local facilities include a public house, church and village hall. Hemyock is within 3.5 miles offering a range of facilities including doctors surgery, church, post office/village stores, pub, shop, sports/recreational centre and a popular primary school. Essentially, the property is within the catchment of Uffculme Senior School with its outstanding reputation. There is also good access to the M5 motorway at junction 26 and a direct rail service to London from both Tiverton Parkway and Taunton to Paddington.

### DESCRIPTION

The property is thought to date back to the early 1900's when it was built as a workers cottage for Hill Farm. Set in an peaceful yet accessible location, the farmhouse sits within an Area of Outstanding Natural Beauty and is accessed via a lovely long driveway. Set on the edge of a scattering of properties, In brief the property comprises Entrance Porch, Hallway, Shower Room/WC, Kitchen/Dining Room, Sitting Room to the ground floor. Upstairs are Four Bedrooms with oodles of storage and a Family Bathroom. Outside there is a front garden and parking and, to the rear, a established garden, fully enclosed by substantial trees and shrubs and with far reaching views over the deer farm and beyond.

### ACCOMMODATION

Parking to the front for 2-3 cars leads to the pretty front garden with meandering path to the front door. Edged by established shrubs and planting, this area could be a real delight. Front door into Porch/Boot Room with power. A further door leads into the Hallway; a generous space with ample under stair storage, space for furniture and/or additional appliances and entrance to a Shower Room, with shower cubicle, WC and wash hand basin. Further door leads into the farmhouse Kitchen, with ample units and electric Aga. This room is of generous proportions and has a door to the first floor staircase, door to the Sitting Room and a super, deep bay window recess looking out to the rear garden. The Sitting Room is equally of affluent proportions and features a door to the garden and a symmetrical deep bay window mimicking that of the kitchen. There is a log burning stove set in a fireplace and hearth and double doors into a further reception, an ideal Study - and as this has a separate entrance, could be used for a multitude of uses.

Upstairs are four bedrooms all with built in storage and the family bathroom. The bedrooms to the front

benefit from lovely views over the garden, the deer farm and beyond - a fabulous outlook.

This property has been a loving family home for over 30 years to our present vendor and as such, now could benefit from some updating and a little work but in turn, Hill Farmhouse is ready for a new owner to really make their mark on this family home. There is so much potential here and it is poised to be improved and enhanced.

### OUTSIDE

The driveway entrance leading up to the property is a nice approach to Hill Farm and our Farmhouse Cottage. A level front garden has a meandering path to the front door, interspersed with plants and shrubs and edged by the pretty old stone wall of next door, There is ample parking for 2/3 cars and further could be created into the front garden if required.

To the rear is a private, tranquil garden, mainly laid to lawn and fully enclosed by mature native trees and shrubs. The outlook over the neighbouring deer farm, the Blackdown Hills and Devon Countryside really is idyllic.

### SERVICES

Mains water supply. Private drainage Eco system. Mains electricity with recently installed reconditioned electric Aga. Mobile coverage limited with, EE, Three, 02 and Vodafone (Ofcom).

### VIEWINGS

Strictly by appointment with the vendors agents, Stags Wellington 01823 662822.

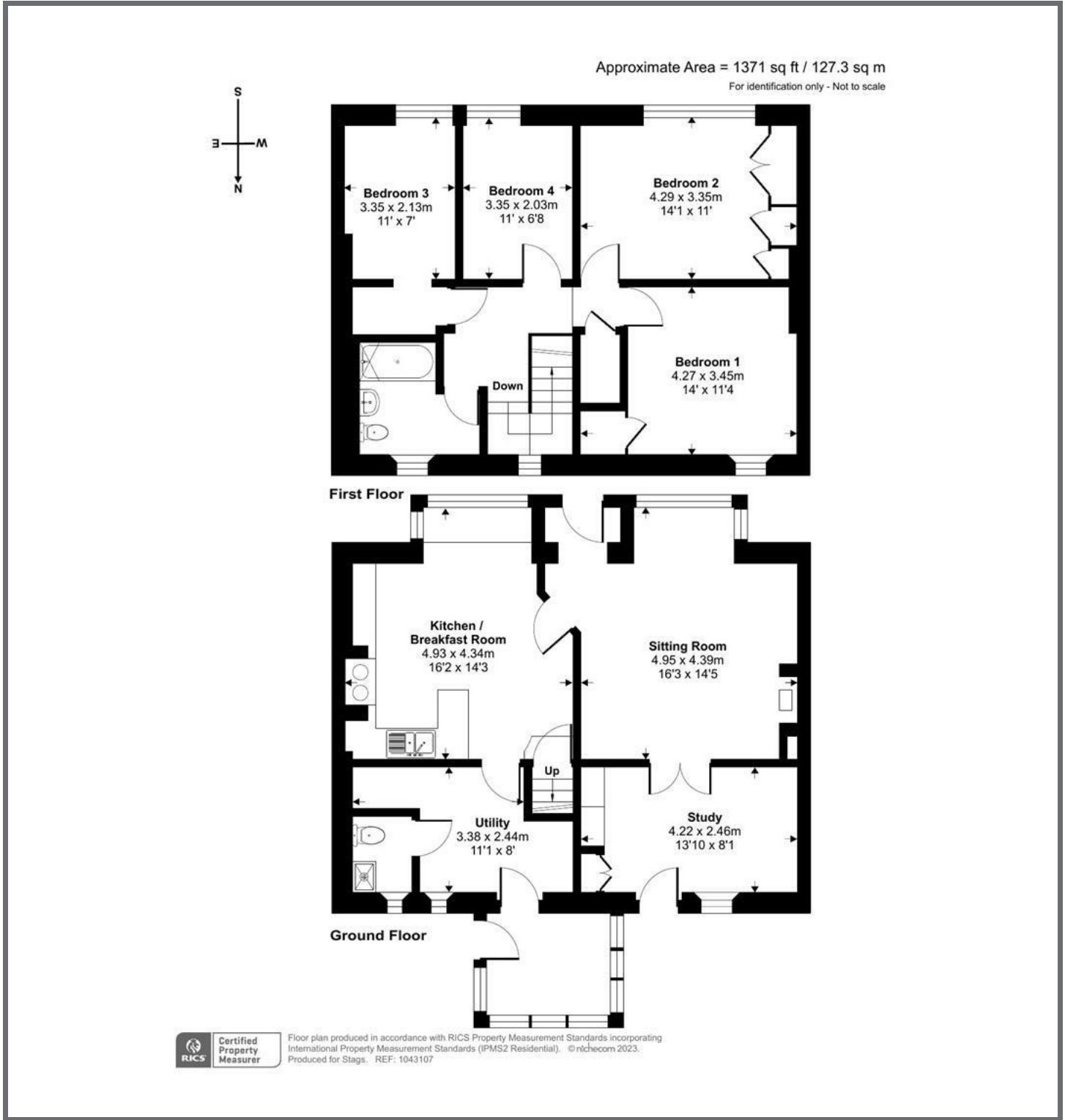
### DIRECTIONS

From Wellington, head south passing Wellington School go straight over the bypass and up the hill through Ford street to the crossroads at the very top of the hill. Turn right and travel 500 yards to the first entrance on the left.









IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A			94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		28	
(1-20) G			

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

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