



Dixcroft





# Dixcroft

Hemyock, Cullompton, EX15 3SS

Wellington 4 miles, M5 (J26) 5 miles, A303 11 miles, Taunton 12 miles

A substantial and imposing five-bedroom country residence with commanding views.

- Five Bedrooms & One En Suite
- Drawing Room & Dining Room
- Kitchen
- Garage & Outbuildings
- Freehold
- Family Bathroom & Shower Room
- Conservatory
- Larder & Scullery
- Landscaped gardens, orchard and former veg garden in total ¾ acre.
- Council Tax Band G

Guide Price £895,000

## SITUATION

Set within the Blackdown Hills designated a National Landscape (formerly AONB). The property is well positioned enjoying extensive views over unspoilt countryside.

The surrounding area is ideal for lovers of the outdoors, with walking, cycling and horse-riding trails right on the doorstep. Nearby beauty spots such as Wellington Monument, Otterhead Lakes, and Staple Hill offer stunning walks and nature watching, while Exmoor National Park and the Jurassic Coast are within reach for day trips.

The village of Hemyock is within ½ mile with shops Post Office, Doctors surgery, tennis, bowls and football clubs. Families benefit from excellent education, Hemyock Primary School feeding into the acclaimed Uffculm Secondary School (Ofsted 'Outstanding'). Private preparatory and public schools are available at Wellington, Taunton, and Tiverton.

Well connected yet peaceful, the property is close to Wellington, Honiton, and Taunton for wider amenities, with swift access to the M5 (J26) and A303. The rail links to London Paddington in under 2 hours.





**DESCRIPTION**

Dixcroft is a five-bedroom detached property in an elevated position with amazing panoramic views across the Culm Valley.

Drawing room, dining room, conservatory, kitchen, larder, scullery, boiler room, coal store and w.c. Stairs rise to the first floor with four double bedrooms, bathroom, shower room, separate w.c and stairs to the top floor which host a superb principal suite with en-suite shower room.

Landscape gardens surround the home, with generous parking and turning circle with garage and additional storage buildings.

This is a rare opportunity to acquire a distinguished home in a tranquil rural setting. The property is offered for sale with no onward chain.

**ACCOMMODATION**

The accommodation comprises of entrance porch, oak framed with oak front door. Reception hall, black and white tiled floor, drawing room with dual aspect outlook, Minster stone fireplace with inset multi fuel Clean View Stove. Dining room with front aspect outlook. Art Deco Gothic fireplace and oak stripped floor (under carpet). The conservatory with exposed wooden floor and French windows leading onto the patio and gardens, providing plenty of space for outdoor entertaining. The kitchen with oil fired Aga, tile splashback space for fridge/freezer, spare oven, with window which overlooks the rear garden. Off the kitchen is a larder with fitted shelving. The scullery has a Belfast sink and a tiled floor, with access to the boiler room. Door leading to rear porch with coal store and separate w.c and wash basin.

First floor, illuminated by a large rear-facing window, provides access to four generous double bedrooms each offering far reach views. Family bathroom with shower over, washbasin, shower room with wash hand basin and large linen cupboard, separate w.c. A staircase rises to the second floor revealing a substantial and versatile loft room with impressive head height. Fitted Velux windows creating a light airy space. An en-suite shower room with w.c and wash hand basin and eaves storage accessible through small doors either side.

**OUTSIDE**

The gardens are impressively landscaped and feature lots of mature trees and shrubs and wooden area. The property is approached via a sweeping gravel drive providing generous parking.

To the front of the property is a formal garden with an abundance of flowers and shrubs bordered by stone walling. There is a large patio area which enjoys south facing panoramic views. To the side of the property is an intriguing, wooded area with paths which meander to the orchard and former vegetable garden beyond. At the top of the garden is a green house and summerhouse both enjoying wonderful views over the Culm Valley

**SERVICES**

Oil fired central heating and night storage heaters. Oil fired Aga. Mains water and electricity. Private drainage, septic tank : The vendors have informed us it was last emptied 1st May 2025 and that there is also standard broadband and good mobile coverage.

**VIEWINGS**

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.01823 662822

**DIRECTIONS**

From the Wellington bypass turn into Monument Road and continue to the crossroads at the top of the hill. Continue straight across towards Hemyock and continue towards Pencross Hill and just after the a sharp right bend the property will be found on the left hand side. What3words - [///districts.nasal.sage](#)

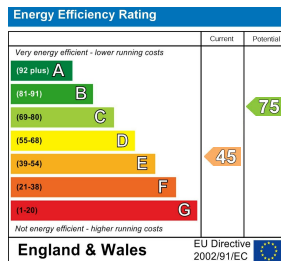






Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2025. Produced for Stags. REF: 1289070

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