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Seviles Croft, Hemyock, Cullompton, Devon, EX15 3QX



SOUTHGATE
— ESTATES —

£1,175,000





Sevilles Croft, Hemyock

Wildside Experience

An exceptional opportunity to obtain a smallholding of around 21 acres, currently run as a successful Christian outdoor education centre, with a charming four bedroom period cottage. Ideally located just outside of the sought-after village of Hemyock in the Blackdown Hills, this property enjoys a beautiful rural setting, with areas of woodland and meadow, sloping gently down to a small river.

The current owners have built up the business to make use of the ample land to accommodate a shepherd hut, a yurt and log cabins, as well as a sizeable barn that includes a kitchen and a shower block. The grounds also feature a hardstanding area for car parking, broadleaved woodland, and far-reaching views of the picturesque Devon countryside. Planning consent has been granted for two further shepherd huts, offering further potential for development.

The main cottage is rich in character, with an abundance of period features, including an inglenook fireplace, a gothic arched window and exposed beams. The spacious accommodation is laid across two floors and offers four ample double bedrooms with an en suite to the master, a kitchen with a separate dining room, as well as two further reception rooms and a disabled access shower room. The cottage enjoys beautifully tended formal gardens to the front and rear, incorporating a large veranda for al-fresco dining to enjoy the surrounding views. There is also a garage, off-road parking and a potting shed with a wood store.



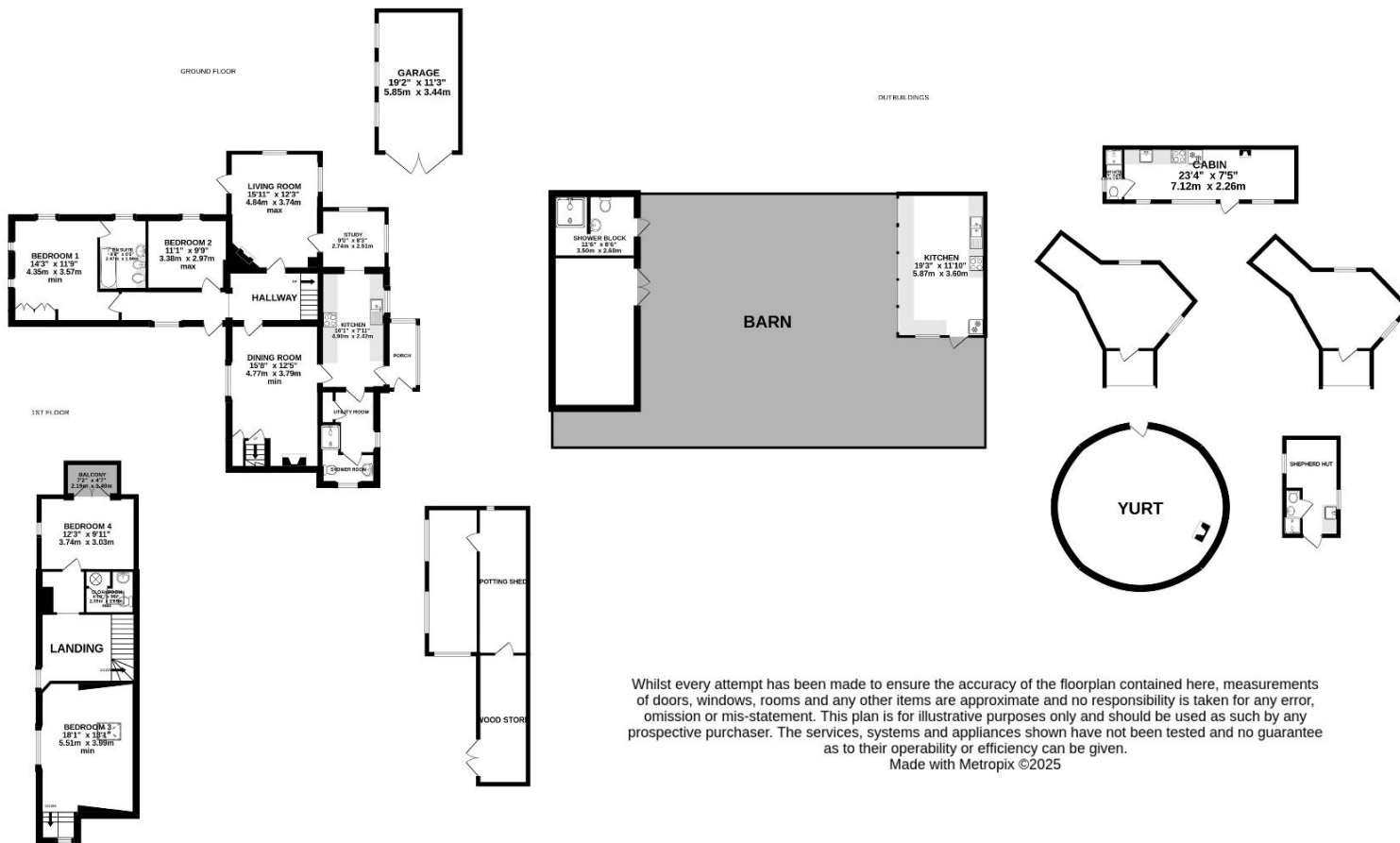


Location Hemyock itself is a sought-after village set in the Blackdown Hills; an Area of Outstanding National Beauty. The village offers a well-regarded pub, a parish church, a Post Office and a convenience store. Additionally, the historic market town of Honiton is just over 9 miles from the property offering a wide range of amenities, as well as a train station for easy access into Exeter and as far as London Waterloo.

Property Information Tenure: Freehold. Council tax band: F.

- *Christian Retreat Centre*
- *21 Acres including Woodland*
- *Panoramic Countryside Views*
- *Detached Period Cottage*
- *Blackdown Hills*
- *Surrounding Countryside*
- *50m Zipwire in the Woods*





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



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SOUTHGATE
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