



Springhayes Hemyock, Cullompton EX15 3SU



A superb, spacious, contemporary, 3/4 bedroomed, detached home. Built to a high environmentally-friendly specification in 2014 for the current owners, with stunning mature, landscaped gardens, orchard and paddock of 1.23 acres. In an idyllic position with extensive views over the adjacent countryside of the Blackdown Hills National Landscape. Just 1.5 miles from the thriving village of Hemyock and 3.5 miles from Wellington.





Features

- Entrance Hall
- Living Room with engineered oak floorboards
- Oak framed Garden Room with hand-made terracotta-tiled floor
- Fitted Kitchen / Dining Room with granite worktops, electric AGA Masterchef induction cooker
- Utility Room
- Boot Room
- Cloakroom
- Galleried Landing with exposed oak beams and access to loft stores
- Master Bedroom with fitted wardrobe and Ensuite Bathroom
- 2 further double bedrooms, Bedroom 3 with storage
- Interconnecting Bedroom 4 / Office
- Family Bathroom with separate Shower
- Established landscaped gardens, orchard and paddock of 1.23 acres with feature pond, vegetable garden including asparagus bed, apple and plum trees
- Double garage with electric doors
- EV charging point and ample driveway parking
- Fully insulated and heated Workshop
- Field Store, Stone Shed with WC
- 2 useful garden sheds
- Air source heat pump
- Heat Recovery System
- Underfloor heating throughout ground floor and bathrooms
- Private spring water supply with full treatment equipment
- Klargest-type private drainage
- Double glazing
- Owned solar panels generating approximately £700 - £800 pa
- Council tax band F







Springhayes is situated close to the village of Hemyock in the Blackdown Hills, designated a National Landscape.

Hemyock benefits from a wide range of facilities including Doctors' Surgery, Church, Post Office/Village store, Pub, further shop, sports/recreational centre and Primary School which feeds into the popular Uffculme School.

Wellington, 3.5 miles away, offers an excellent range of local amenities including a variety of independent shops, supermarkets including Waitrose and Co-Op, sport and leisure facilities and a selection of schools, both primary and secondary including Wellington School.

Taunton is a bustling, forward-looking town with excellent amenities, a good selection of independent and high street shops, distinctive restaurants, cafés, a wealth of history and sporting facilities including the County Cricket Ground.

Taunton benefits from a main line railway station linking to London Paddington in less than 2 hours and excellent communications for the M5 motorway at Junction 26 4.4 miles away.



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Approximate Area = 2443 sq ft / 226.9 sq m

Limited Use Area(s) = 102 sq ft / 9.5 sq m

Garage = 378 sq ft / 35.1 sq m

Outbuildings = 1296 sq ft / 120.4 sq m (excludes open storage)

Total = 4219 sq ft / 391.9 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025.
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Approximate Area = 2495 sq ft / 231.8 sq m (excludes open storage)

Limited Use Area(s) = 50 sq ft / 4.6 sq m

Garage = 378 sq ft / 35.1 sq m

Outbuildings = 1296 sq ft / 120.4 sq m

Total = 4219 sq ft / 391.9 sq m

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