

The Lodge

The Lodge, Hemyock, Cullompton, EX15 3PD







Wellington 5.5 miles | M5 (J26) 6.1 miles | Taunton 12.1 miles

A well-presented four-bedroom barn conversion situated on the outskirts of the popular village of Hemyock, offering spacious and characterful accommodation in a desirable rural setting.

- Four bedrooms
- Open Plan Kitchen/Diner/Sitting Room
- Principle bedroom with en-suite
- Family Bathroom
- Gardens
- Off road parking
- Garage
- Freehold
- Council Tax Band D

Guide Price £475,000

SITUATION

Situated on the edge of the popular village of Hemyock, the property enjoys attractive views towards the Blackdown Hills. Hemyock offers a range of everyday amenities including a health centre, village shop with post office, primary school, public house, churches, and a variety of sports and leisure facilities. Secondary schooling is available nearby at the highly regarded Uffculme School. The larger market town of Wellington lies approximately 10 minutes away and provides an extensive range of shopping, recreational and educational facilities, together with convenient access to Junction 26 of the M5 motorway. Rail services are available from Tiverton Parkway and Taunton stations, both offering direct links to London Paddington, while nearby Honiton provides rail connections to London Waterloo along with a further range of shopping and educational amenities.

DESCRIPTION

A unique, sympathetically converted traditional barn with a modern, contemporary feel, wonderful light rooms and fantastic windows, converted by a well-respected local builder, located in the sought-after village of Hemyock. The property offers spacious and well-appointed accommodation, comprising an open-plan kitchen/dining/sitting room, utility room, four generously sized bedrooms, including a principal bedroom with en suite shower room, and a family bathroom. Outside there is a pretty landscaped garden to front and parking space, further garden to rear and garage in near by block.

ACCOMMODATION

Double doors open into an impressive open-plan kitchen, dining and living area, creating a seamless flow ideal for modern family living and entertaining. The kitchen is well-appointed with a range of bespoke handmade cabinets, complemented by quartz worktops, an inset sink with Quooker boiling water tap, a Bora induction hob with integrated extractor, and space for an American-style fridge freezer. Further ground floor accommodation includes a cloakroom and a particularly useful utility room. Forming the heart of the home, the spacious living area enjoys an abundance of natural light from the large windows, creating a bright and welcoming atmosphere. A freestanding wood-burning stove provides an attractive focal point, while doors open onto a further courtyard, offering an excellent space for al fresco dining and outdoor entertaining.

Upstairs, The Lodge offers four generously proportioned bedrooms, providing comfortable and versatile accommodation. The principal bedroom benefits from a contemporary en suite shower room, while the remaining bedrooms are served by the family bathroom, which is fitted with a panelled bath with shower over, wash hand basin and WC.

OUTSIDE

To the front of the garden is a single parking space. With gate giving access to an area of lawn with steps down to a patio area with pergola. To the rear of the property is a further area mainly laid to patio and gravel with low maintenance in mind. A track leads down to a communal area where there a block of garages and oil tank. This property has one of the garages and there is a designated parking space in front of the garage, as well as an ample communal parking area.
Garage. The oversized single garage boasts a roller door, light and power. The current owners have fully insulated the garage and have also added a uPVC double glazed patio door ideal for an office, workshop or storage. This can all easily be removed if you just wanted a garage.

SERVICES

Mains electric and water. Private drainage. Mobile coverage is good oudoor with EE, O2 and Three and variable outdoor with Vodafone (Ofcom). This property has the benefit from ultrafast broadband (Ofcom). Yearly chance of flooding from surface water between 2040 and 2060 is low (Gov website).

VIEWINGS

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

DIRECTIONS

From the Stags office in the centre of Wellington proceed south passing Wellington School and go straight across at the mini roundabout into Pyles Thorne Road. Continue to the junction with the A38 and continue straight across into Ford Road at the T junction turn right and then left signposted Hemyock. Drop down into the village and continue along Station Road and at the sharp right hand corner, turn left onto Culmbridge Road. Continue along the lane for approximately 0.25 miles and the property will be found on the right hand side.





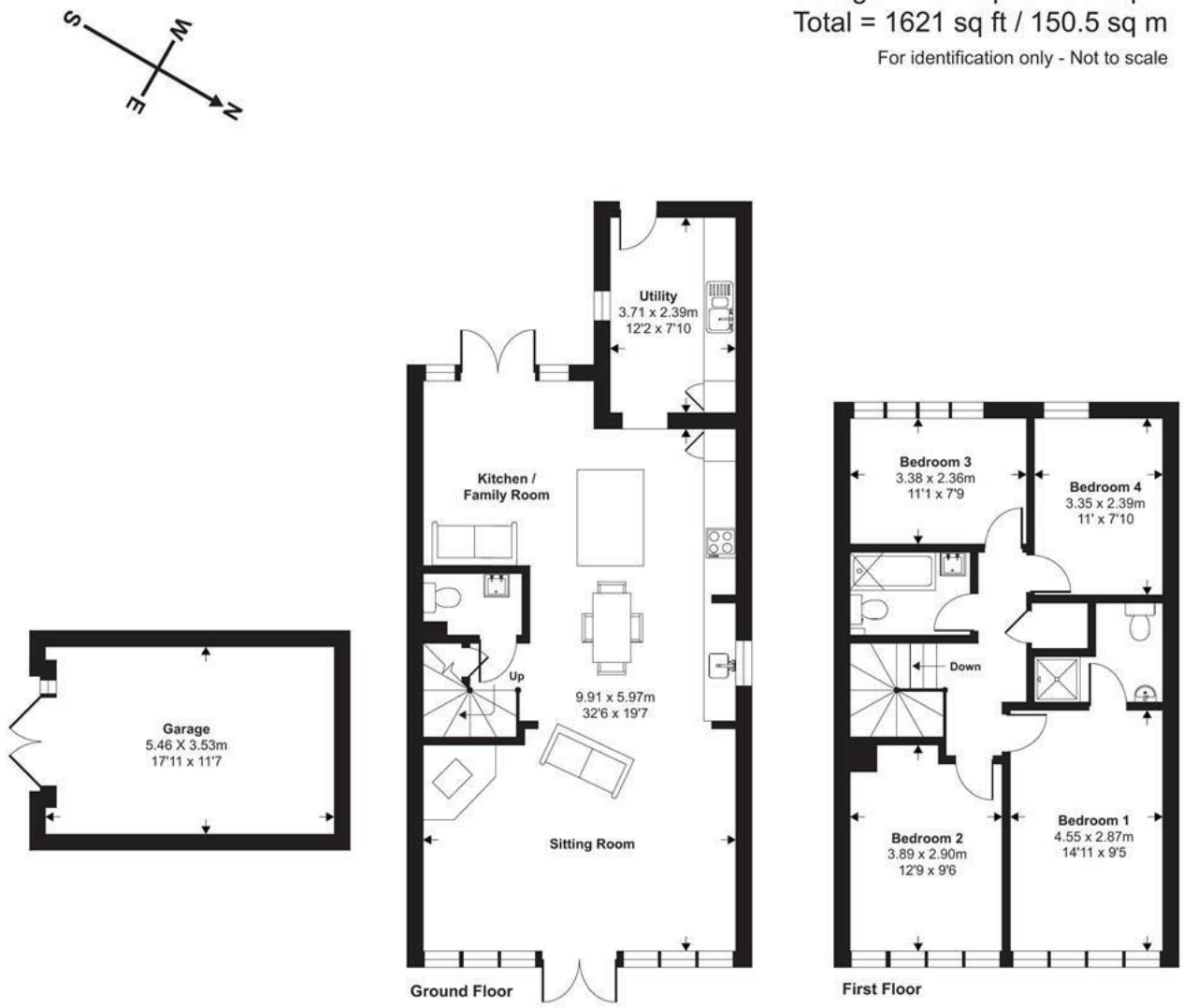






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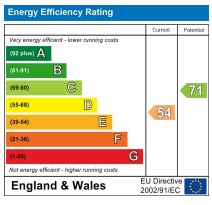
Approximate Area = 1417 sq ft / 131.6 sq m
Garage = 204 sq ft / 18.9 sq m
Total = 1621 sq ft / 150.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1529583

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STAGS



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