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Meadow Lodge, Hemyock, Devon, EX15 3RU



SOUTHGATE
ESTATES

£975,000

Guide Price





Meadow Lodge, Hemyock

An exceptional four bedroom detached property set within a generous and secluded plot close to the sought-after village of Hemyock, offering beautifully presented and fully refurbished accommodation throughout. Enjoying a high degree of privacy, the property is surrounded by its own land extending to approximately 3.5 acres of south-facing garden, circa 1 acre paddock and woodland, creating a sheltered setting ideal for those seeking a rural lifestyle.

This impressive home offers a wonderful balance of spacious and versatile living, complemented by extensive grounds, a substantial outbuilding with potential for a self-contained annexe with a double garage and workshop below, and ample off-road parking. The internal accommodation briefly comprises a double height welcoming entrance hallway, a stylish kitchen diner with Aga, a separate dining room, a garden room, a spacious living room opening into a cosy snug, a study, a utility room and a downstairs cloakroom. Upstairs are four well-proportioned double bedrooms, a family bathroom and a separate shower room, all finished to a high standard.



Hemyock is a charming and well-regarded village nestled within the picturesque Blackdown Hills National Landscape. The village offers a strong sense of community along with a range of everyday amenities including a primary school, village shop, pub, post office and church. Surrounded by beautiful countryside, it provides excellent opportunities for walking, riding and outdoor pursuits, while still offering convenient access to the nearby towns of Honiton, Cullompton and Wellington, and onward links to Exeter and the M5.

Ground Floor The front door opens into a large and inviting entrance hallway which sets the tone for the rest of the property, providing access to the principal ground floor rooms. The kitchen diner is a superb space, ideal for modern family living and entertaining, offering ample room for both cooking and dining. A separate dining room provides a more formal setting for hosting guests. The living room is a generous and comfortable space, featuring an inglenook fireplace which is a focal point of the room, housing a wood-burning stove. There is also an opening into a snug area, creating the perfect space for reading or study. A vaulted garden room to the side enjoys a tranquil outlook over the surrounding garden and land, enhancing the sense of privacy and seclusion. Further ground floor accommodation includes a study, perfect for home working, along with a practical utility room and a downstairs cloakroom.



First Floor Stairs rise to the first floor where there are four spacious double bedrooms, with three bedrooms incorporating built-in storage, all beautifully presented. The principal bedroom benefits from an attractive outlook across the private grounds, with windows to both side aspects allowing ample natural light to the space. The remaining three bedrooms are all further generously-proportioned double bedrooms, all enjoying views across the picturesque countryside. The family bathroom is well-appointed with a modern suite, and there is the added advantage of a separate shower room, providing convenience for a busy household.

Gardens & Land A particular feature of the property is its wonderfully secluded setting, with grounds of approximately 3.5 acres forming a natural boundary and ensuring a high level of privacy. The land comprises a delightful mix of woodland and meadow with the current vendor utilising the paddock for alpacas. In addition, there is a mobile filed shelter and a summerhouse enhancing the property's appeal for those seeking a self-sufficient or lifestyle-focused use of the land. The gardens surrounding the house are well-maintained and include a large landscaped patio, providing a peaceful space for outdoor seating and entertaining, with the wider grounds offering excellent potential for a variety of uses.

Annexe/Studio Adjacent to the property is a double garage, workshop and ample driveway providing plenty of off-road parking. Above the garages are two versatile rooms which offer excellent potential for use as a self-contained annexe or a studio space. Given the property's private setting, this space is particularly well-suited for independent living, guest accommodation, or a quiet home office.

Property Information Tenure: Freehold. Council Tax Band: F.

- *Detached Period Property*
- *4 Double Bedrooms*
- *3.5 Acres of Meadow & Woodland*
- *Idyllic Location*
- *Beautifully Presented*
- *Character Features*
- *Self-Contained Annexe/Studio*
- *Double Garage & Off-Road Parking*

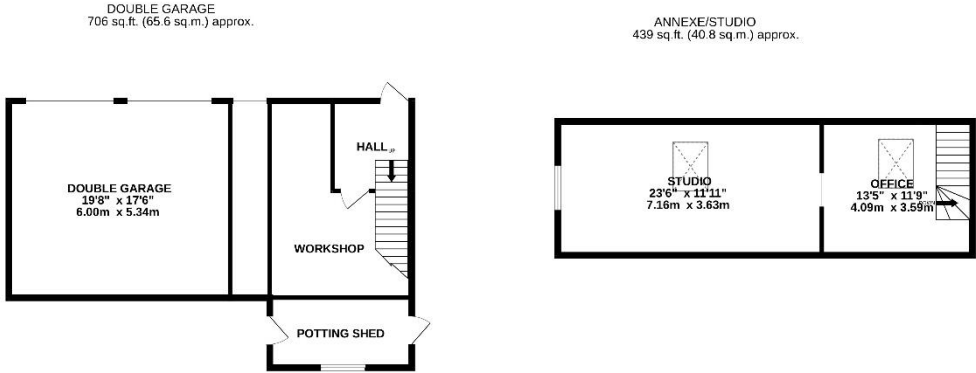
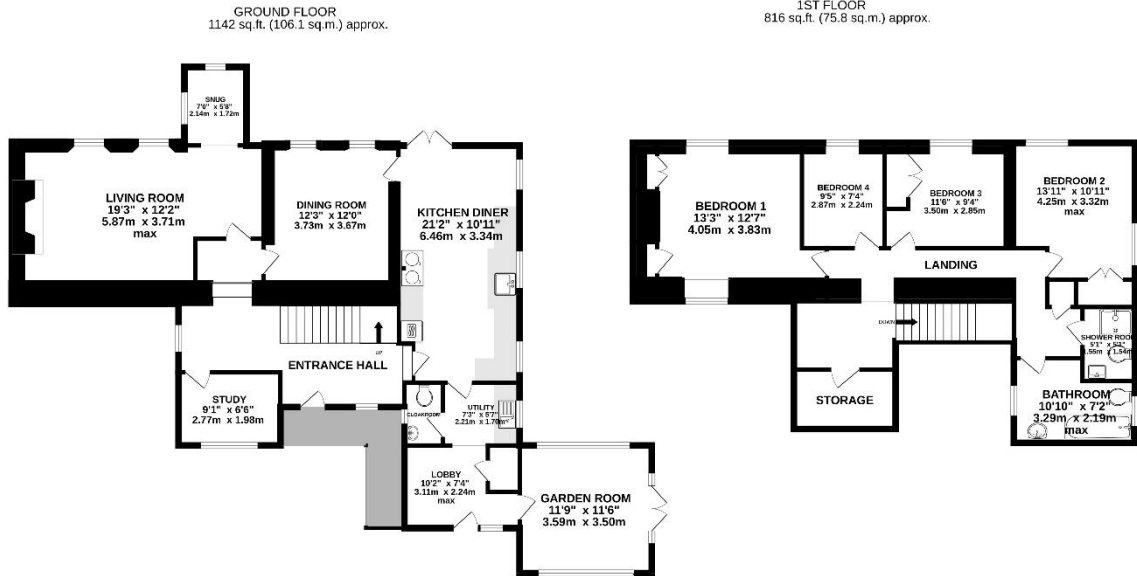


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		



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TOTAL FLOOR AREA : 3102 sq.ft. (288.2 sq.m.) approx.

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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