

Lemon's Hill Farm, Hemyock, Devon





A family home of exceptional quality, **commanding an elevated position** with far reaching views, extensive ancillary accommodation and 11 acres of picturesque grounds (up to a total of 62.2 acres available by separate negotiation).

Summary of accommodation

Reception hall | Snug | Kitchen/breakfast room | Drawing room | Dining room
Sitting room | Utility room | Boot room | Large games room/gym/party barn
Principal bedroom with en suite facilities | Two bedroom with en suite shower rooms
Two further bedrooms | Family bathroom

Quince & Damson Cottages

Open plan kitchen/dining room | Sitting room | Utility/secondary kitchen | WC

Two staircases | Five bedrooms | Two bathrooms

Quince & Damson Cottages can be used as a single dwelling or split into two. Please see floor plan for more information.

Medlar Cottage

Open plan kitchen/dining/sitting room | Two bedrooms | Bathroom

The Granary

Ground floor living area

First floor study | Shower room

Outbuildings

Garden store | Boiler room | Large traditional barn | Three further barns

Garaging

Outside

Swimming pool | Terraces | Formal gardens | Courtyard | Pasture | Woodland

In all about 11.07 acres

A further 51.18 acres available by separate negotiation



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Situation

Lemons Hill Farm is situated in a private, secluded yet highly accessible location just over 2 miles from the picturesque village of Hemyock, within the Culm Valley in Devon. Hemyock is a charming Blackdown Hills village, known for its historical significance and natural beauty. The village provides a tranquil rural lifestyle with a strong sense of community, making it an ideal location for families and those seeking a peaceful retreat.

Despite its quiet, rural location, Lemons Hill Farm is well-connected. The nearby towns of Wellington and Cullompton, both around 7 miles away, offer a range of local amenities including shops, restaurants, and healthcare facilities. For more extensive shopping and entertainment options, Taunton is about 12 miles away and the city of Exeter lies around 26 miles to the south.

The property benefits from excellent transport links. Honiton and Tiverton Parkway railway stations are both about 11 miles away, providing regular services to Exeter, London, and other major cities. The M5 motorway can be accessed at junction 26 (about 7 miles away) for travelling north and junction 27 (about 10 miles away) for travelling south. For international travel, Exeter International Airport is approximately 21 miles from the property, offering a range of domestic and international flights.

Lemons Hill Farm is well-served by schools. Hemyock Primary School, located just 1.75 miles away, is rated 'Good' by Ofsted. Secondary education is available at Uffculme School, around 9.4 miles away, which has an excellent reputation in the region. Nearby independent schools include Wellington School, King's and Queen's Colleges in Taunton, Taunton School, Blundell's in Tiverton as well as Exeter School and The Maynard in Exeter.

The area surrounding Hemyock offers a wealth of outdoor activities. The Blackdown Hills, designated an Area of Outstanding Natural Beauty, provide numerous walking, cycling, and horse-riding opportunities.

Distances

Hemyock 2.2 miles, Wellington 6.7 miles, Tiverton Parkway 11 miles (London Paddington from 2 hours), Taunton 12 miles (London Paddington from 1 hour 45 minutes), Exeter 26 miles (All times and distances are approximate)



Lemons Hill Farm

Nestled at the end of a long, private drive with no near neighbours and no foot paths, Lemons Hill Farm commands an elevated position above the Culm Valley, offering breathtaking, far-reaching views. The approach to this exquisite property is via wrought iron electric gates leading to a sweeping driveway flanked by elegant estate fencing.

Lemons Hill Farm is surrounded by approximately 11 acres of picturesque grounds with complete privacy and no public footpaths. The initial impressions are nothing short of superb. A fork off the main driveway leads to a gravelled parking and turning area, bordered by charming stone outbuildings and culminating in the main house. The meticulous attention to detail and the quality of work are immediately apparent upon arrival.

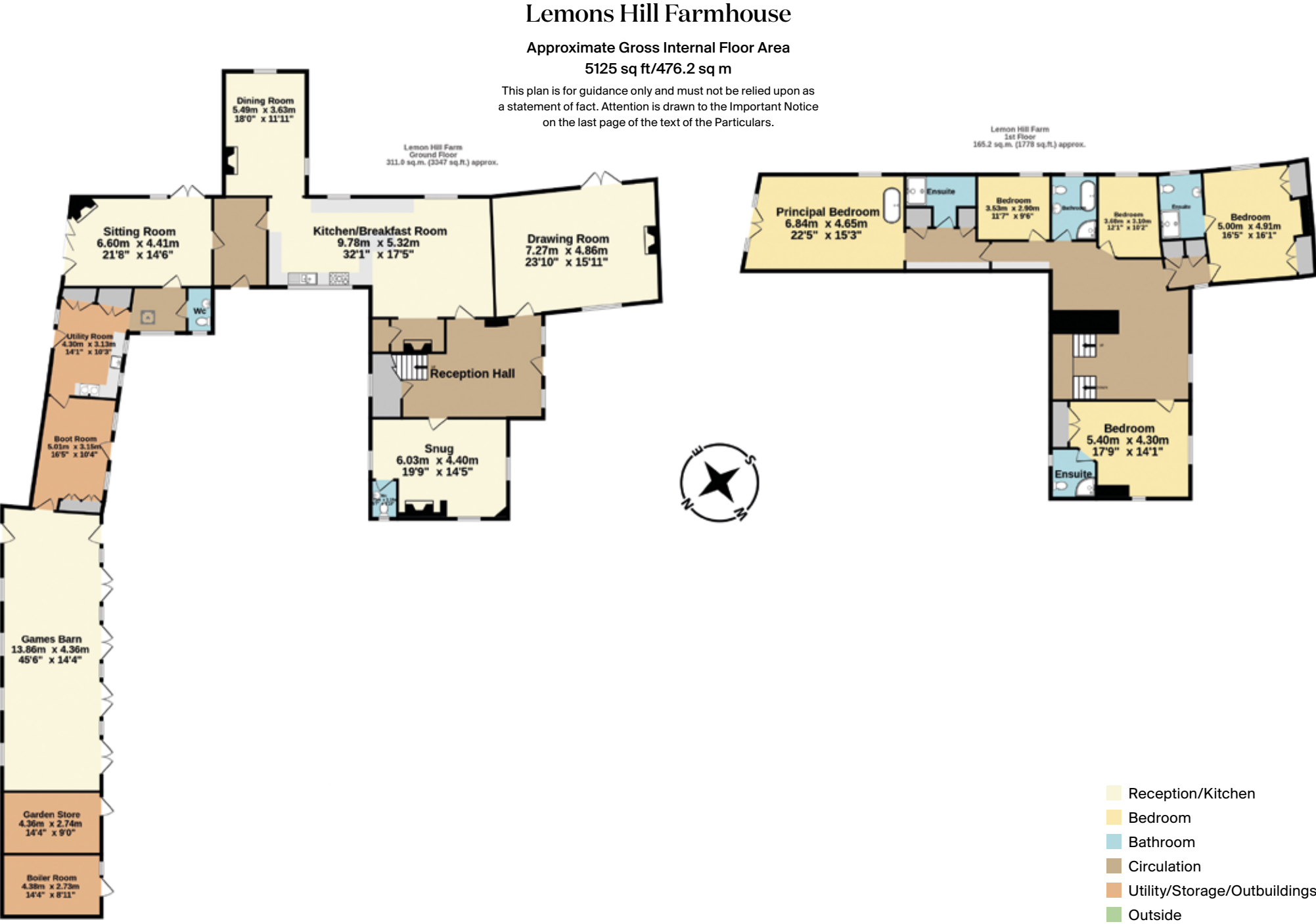
Stepping into the entrance hall, one is greeted by original flagstone floors that set the tone for the blend of traditional charm and modern luxury throughout the property. The heart of the home is the open-plan kitchen, dining, and sitting room—a perfect space for family gatherings and entertaining guests. The kitchen is equipped with the latest appliances and offers ample space for informal dining. A beautiful fireplace serves as the focal point of the sitting area. Adjacent to the kitchen is a formal dining room, ideal for more intimate dining experiences.

The house, unlisted and flowing seamlessly from room to room, features a particularly impressive drawing room with new panelling and garden access. Opposite the staircase hall is an additional sitting room or home office, providing flexibility in living arrangements. A further reception room at the other end of the house serves as an ideal playroom.

The first floor maintains the same level of quality, flow, and immaculate presentation. A galleried landing leads to the generously appointed bedroom accommodation, most offering spectacular views over the grounds. The principal bedroom stands out with its Juliet balcony, offering sublime views over the gardens towards the valley. The en suite, like all the bathrooms in the house, is finished to an exceptional standard, ensuring comfort and luxury. There are a total of five bedrooms and four bath/shower rooms in the main house.



Attached to the house on the ground floor and accessible via the large utility room, as well as having its own independent access, is the versatile games room/gym/party barn. This space boasts high ceilings and stunning exterior stonework, making it suitable for various uses.





Cottages and Outbuildings

The property includes two/three cottages, positioned close enough to the main house to be convenient for guests, yet far enough to offer privacy. One of the buildings consists of two interconnecting dwellings (Quince and Damson Cottages) allowing for flexible accommodation arrangements as either a three-bed or five-bed, depending on guest requirements. Medlar Cottage, currently used as a studio, is a two-bed dwelling. All cottages match the main house in terms of quality and style.

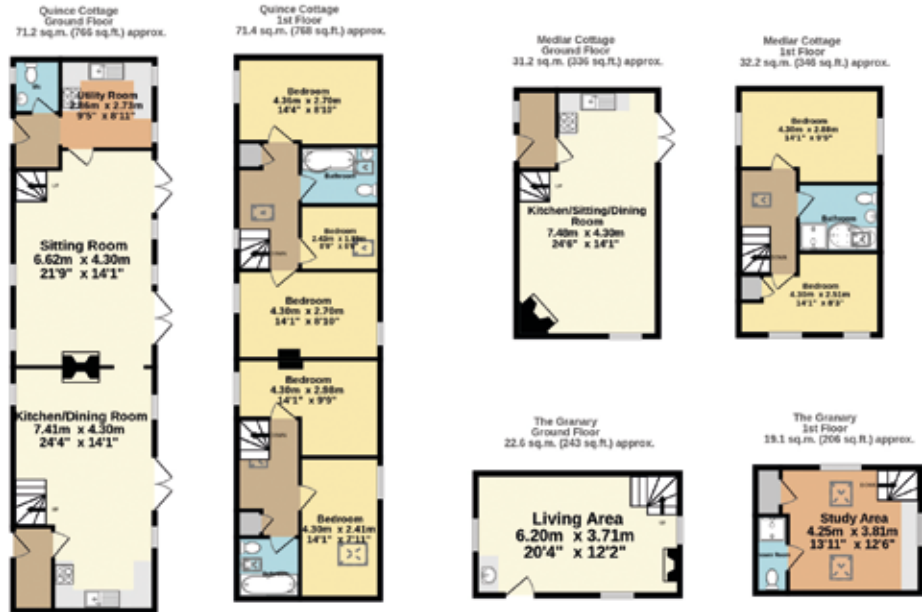
Complementing the main house are several practical and attractive outbuildings. The Granary, beautifully converted, offers an ideal space for a home office. Opposite The Granary is a heated swimming pool, flanked by a stunning stone barn that creates a Mediterranean-style ambiance around the pool area—an idyllic setting for enjoying the summer months. The barn also provides space for tractor and machinery storage.



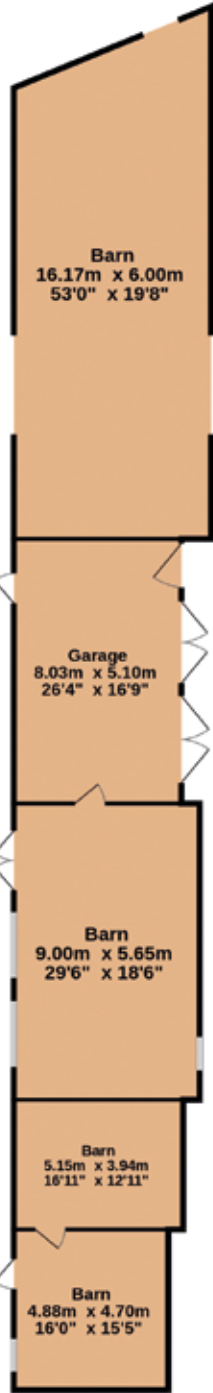
Cottages and Outbuildings

Approximate Gross Internal Floor Area
The Granary: 449 sq ft/41.7 sq m
Quince Cottage: 1534 sq ft/142.6 sq m
Medlar Cottage: 682 sq ft/63.4 sq m
Outbuildings: 2418 sq ft/224.7 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Gardens and Grounds

The gardens and grounds are designed to be family-friendly, usable, and to ensure the privacy of the house. Immediately to the rear of the house is a stone terrace, beyond which lies a large lawn area, bordered by mature trees and hedges. The house is centrally situated within its land, most of which is laid to pasture and includes areas of woodland.





The largest paddock offers some of the finest views of the entire property, with a panoramic outlook across the Culm Valley. The land extends to approximately 11.07 acres and a further 51.18 acres is available by separate negotiation.

Services

Private drainage. Wood pellet boiler for heating and hot water in the main house and cottages. 20 year index lined payment with 10 years left to run.

Directions

Postcode: EX15 3PY
What3Words: ///impresses.play.towers

Property information

Tenure: Freehold
Local Authority: Mid Devon District Council
Council Tax: Lemons Hill Farm: Band G, Quince & Damson Cottage: Band B
Medlar Cottage: Band B
Quince & Damson Cottages and Medlar Cottage have Holiday Let planning permission and are therefore not subject to council tax.
EPC Ratings: Lemons Hill Farm: E, Quince Cottage: E, Medlar Cottage: E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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