



Hill Cottage



Wellington 4.4 miles | Hemyock 2.1 miles |
M5 (j26) 6.3 miles

A stone property for renovation.

- Stone Building
- Wooded Copse
- Complete Renovation
- Set in 0.92 Acres
- Pre App In Place
- Council Tax NA
- Freehold

Guide Price £145,000



SITUATION

Culm Davey woods is located not far from the village of Hemyock situated within the Blackdown Hills which are designated an Area of Outstanding Natural Beauty. Hemyock provides a good range of local services including a health centre, primary school, nearby secondary school (Uffculme,), Churches and public house. Approximately 10 minutes drive is the larger market town of Wellington with M5 junction with a further extensive range of facilities, with the nearest railway link at Tiverton Parking approximately 7 miles distance. The county town of Taunton provides further mainline railway link and an extensive range of shopping and educational facilities. The market towns of Cullompton and Honiton are both within 20 minutes drive.

DESCRIPTION

An interesting redundant building in need of complete renovation in a unique rural position on the edge of the Blackdown Hills within its own wooded copse.

VIEWINGS

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

DIRECTIONS

From Wellington town centre head towards Rockwell Green passing over the traffic lights. At the mini roundabout turn left onto the A38 and right at the Buildbase junction. Follow along the road taking the next left towards Wrangway. Continue up the hill for approx 1.4 miles and at the very sharp left hand bend, take the right and straight away the next left and follow the road along the top

and start to go down hill. At the next left turning, park beside the Post box as you will need to walk up the lane. Go past Toogood Cottages on your right and continue up the track into the woods, keeping right for approx. 10 mins by foot and the cottage will be seen.
[what3words:///circus.allows.purifier](#)

WARNING

Land and Buildings can be dangerous places. Please take care when viewing the property, particularly in the vicinity of building.





This official copy is incomplete without the preceding notes page.

These particulars are a guide only and should not be relied upon for any purpose.

7 High Street, Wellington, Somerset, TA21 8QT



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| 92-100 | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 49-54 | E | | |
| 41-48 | F | | |
| 31-40 | G | | |
| Not energy efficient - higher running costs | | | |
| 1-30 | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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