



Bodhams Farm



**STAGS**

# Bodhams Farm

Hemyock, Cullompton, EX15 3QS

Wellington 6.5 miles | Taunton 11 miles

Detached 4 bedroom Grade II listed cottage in a rural location set in approximately 6 Acres

- Detached Rural Cottage
- 4 Bedrooms
- Kitchen
- Outbuildings & Stables
- Freehold
- Set in Approximately 6 Acres
- 2 Reception Rooms
- Bathroom
- No Onward Chain
- Council Tax F

Guide Price £695,000

## SITUATION

Bodhams Farm is situated on the outskirts of the sought-after village of Hemyock, nestled within the Blackdown Hills National Landscape. Hemyock offers an excellent range of local amenities including a health centre, primary school, churches, public house, two village stores and a Post Office. The highly regarded Uffculme Secondary School is nearby. The larger market town of Wellington lies approximately 15 minutes' drive away, providing a wider selection of shops and services, together with access to the M5 motorway. Tiverton Parkway railway station offering mainline links to London Paddington, while the county town of Taunton provides further extensive shopping, educational facilities and a mainline railway station. The market towns of Cullompton and Honiton are also within easy reach.

## DESCRIPTION

A charming cottage in a rural location comprising 4 bedrooms on the first floor and on the ground floor are 2 reception rooms, kitchen, and bathroom. The property is set in approximately 6 acres which comprises of mature gardens with open fronted stone outbuilding, three stables, tack room, a further barn with stores and access to paddocks. The property is offered for sale with no onward chain.



## ACCOMMODATION

Wooden front door leads into an entrance hall which gives access to the sitting room and dining room. The sitting room features a substantial inglenook fireplace with large inset open fire, along with double-aspect windows, one incorporating a window seat. The dining room offers another inglenook fireplace complete with feature bread oven and wooden mantle, a beamed ceiling, front-facing window, understairs storage and a door leading to the first-floor staircase. A further door opens to the downstairs bathroom, fitted with a bath, separate electric shower, WC and wash basin, and enjoying double-aspect windows. The kitchen has a beamed ceiling, a range of wall and base units, space for a cooker, Rayburn, sink unit and space for a fridge/freezer, all complemented by triple-aspect windows. A door leads through to the utility room, which provides space and plumbing for a washing machine, tumble dryer and chest freezer, along with a wooden stable door opening to the outside.

On the first floor, the spacious principal bedroom enjoys double-aspect windows, exposed beams and a cupboard housing the hot water tank with shelving. Bedroom two is a triple-aspect room with rooflight, exposed beams and hatch to the loft space. Bedroom three has front-facing window, with bedroom four also benefiting from a window to the front and exposed beams.

## OUTSIDE

Outside, a shared driveway leads onto a private driveway with ample parking and a turning area. The property includes a range of outbuildings such as an open-fronted wagon barn, stables and a traditional barn, as well as field shelters and a greenhouse. Complete with garden and paddocks, in total, the property extends to approximately 6 acres.

## SERVICES

This property has an asbestos roof. Septic tank - untested. Private water - untested. Mobile coverage is good outdoor, variable in home with EE, O2 and Vodafone and good outdoor with Three (Ofcom). This property has the benefit of superfast broadband (Ofcom).

## VIEWINGS

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

## DIRECTIONS

From Wellington, head out of the town along South Street and cross the A38 onto Ford Street. Continue through Ford Street and at the top of the hill turn right and follow this road taking the next left signposted to Hemyock. Follow this road into Hemyock and continue through the village along Station Road. Follow the road around the sharp right hand turn, with the post office on your left, and at the ornamental Pump, turn left onto High Street. Continue along High Street and just after leaving the village, take the turning on the right with a 'no through road' sign. Follow this driveway and the sign to Bodhams Farm will be found after a short distance on the left hand side. Continue down the drive where the property can be found.

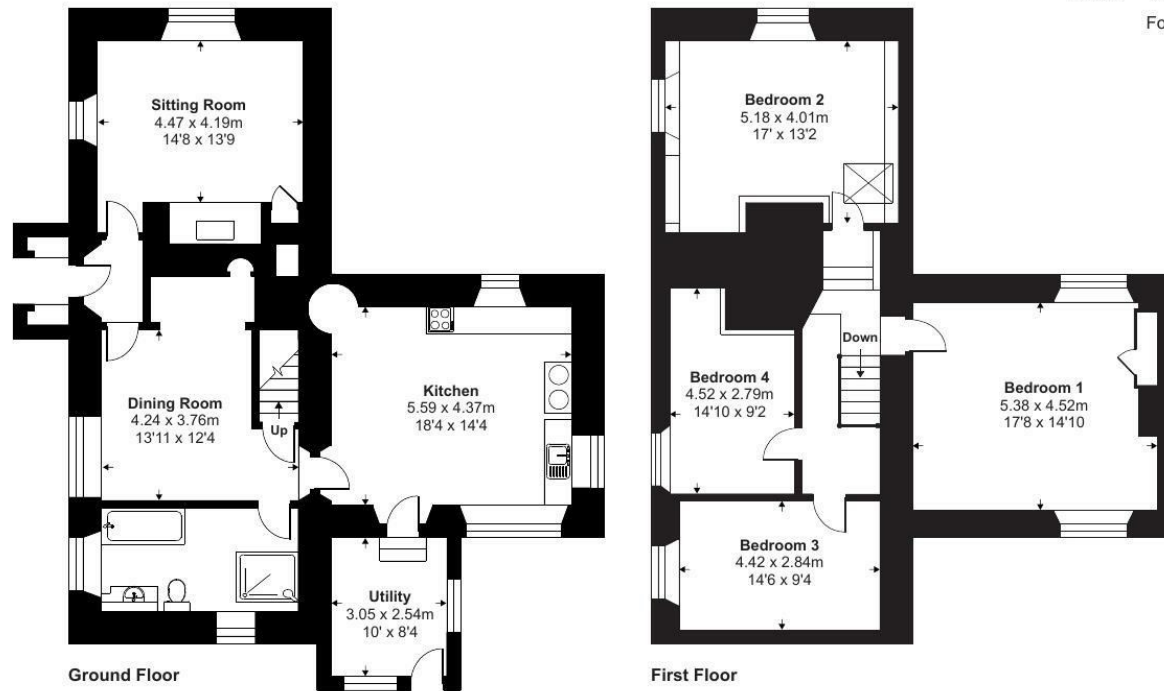


Approximate Area = 1965 sq ft / 182.5 sq m (excludes tack room , stable , open barn / shed)

Outbuildings = 1047 sq ft / 97.3 sq m

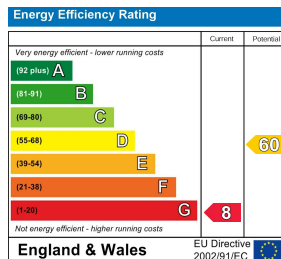
Total = 3012 sq ft / 279.8 sq m

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 2025. Produced for Stags. REF: 1387714

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