



Hillview Hemyock, Cullompton, EX15 3RQ

Offers in excess of £375,000





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- Detached Period Property
- Dining Room
- Utility Room
- Family Bathroom
- Garden, Garage, Driveway And Some Land Opposite the Property
- Kitchen
- Lounge
- Three Bedrooms
- Conservatory
- Uffculme School Catchment



This charming detached three-bedroom cottage sits on the edge of the sought-after village of Hemyock, enjoying far-reaching rural views towards the Blackdown Hills. The property includes a lounge with wood-burning stove, separate dining room with adjoining conservatory, kitchen with utility, three first-floor bedrooms and spacious family bathroom. Outside, there is a secluded garden, a detached garage and an additional plot providing extensive parking and further outdoor space. The property lies within the catchment area for the highly regarded, Ofsted Outstanding-rated Uffculme School, and is ideally positioned for access to village amenities as well as excellent connections to the M5, Exeter and Taunton, making it a superb family home in a well-connected rural setting.

Walkthrough

The rural charm of the property is apparent the moment one steps out of the car in the private parking area directly opposite. This area is bordered by greenery and stone walls, with views over fields that stretch to the distant hills. One side is maintained as lawned garden where a stile set in the hedge immediately invites exploration of the countryside beyond. Across the road from the parking, the property lies behind an attractive low stone wall.

The front door opens into the entryway of a charming three-bed cottage. Stepping inside, the ground floor accommodation is inviting and well-presented. A door

to the right leads to the lounge, whilst the lefthand door leads through the dining-room with adjacent conservatory to the kitchen and utility room beyond. Stairs lead to the first floor with its three bedrooms and a family bathroom.

First turning right, the lounge is a warm and comfortable space, with triple windows facing the front of the property and a wood-burning stove in a feature fireplace acting as the heart of the room. Bookshelves are fitted in the alcoves on both sides.

To the left of the entryway, the separate dining room is a bright and welcoming area for family meals and

entertaining. It has wood-effect floors, fitted bookshelves and an under-stair storage cupboard. This area benefits from wonderful natural light from the adjacent conservatory.

The conservatory extends the entertaining space: it has striking rusted-slate tiles and opens directly onto the garden making it the perfect place for a morning coffee and the heart of the house in the summer months.

Continuing through the dining room reveals a bright, well-fitted kitchen with dual aspect windows. A Hotpoint electric oven with extractor is set amongst



caravan or motorhome. The area set to garden is lawned with a mature fruit tree and an area of paving set aside for seating. The stile provides private access to a stream which runs along the boundary, adding to the charm.

Further parking with direct access to the main garden is available in the property's single garage and the driveway in front of this.

The property is on mains water, drainage and electricity and has oil-fired central heating with a private oil tank.

shaker-style units and quartz worktops, providing ample storage and workspace. There is additional space for a separate dresser or other kitchen furniture. The adjacent utility is a generously-sized room that provides further storage, additional appliance space and access to the garden. An oil-fired boiler, installed in 2024, is also located here. The layout is highly versatile, and the two rooms could be combined to make for a larger kitchen.

Upstairs, a landing connects three bedrooms, two to the left and one to the right. Each bedroom enjoys views over the surrounding countryside and the edge of the village. One of the rooms is currently used as a home office, offering flexibility to suit modern working arrangements. The family bathroom is

particularly spacious and has been attractively refitted with a white suite, including both a bath and a large separate shower.

Outside, the fully enclosed main garden lies alongside the cottage and consists of different zones with a near-house gravel area, a patio with path leading to the garage and an attractive raised lawn, bordered by established shrubs and planting. The paved terrace to the rear of the property provides a sunny seating area, ideal for outdoor dining and entertaining.

In addition to the main garden, the property benefits from the separate plot of land located opposite where we started this walkthrough. This land, currently used as parking and garden, is an extremely versatile space, suitable for multiple vehicles, as well as room for a

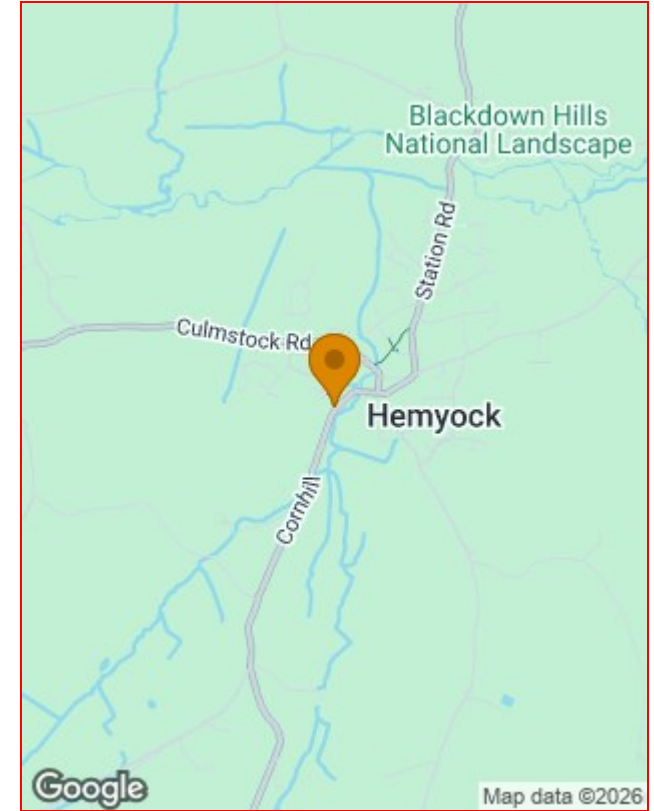




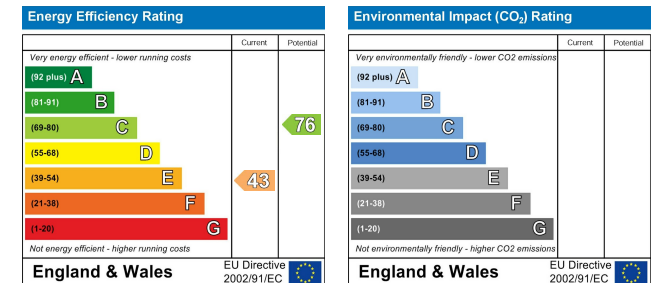
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Dunford-Brown Residential Office on 01884 824 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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