Church Corner Cottage
Hemyock Road, Culmstock
EX15 3JB
£325,000 Freehold

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Wilkie May & Tuckwood







LOCATION:
Situated on both sides of the River Culm, and joined by an old stone bridge, Culmstock is a picturesque parish village nestled within the Culm Valley at the foot of the Blackdown Hills. This thriving village offers an excellent range of facilities including deli style shop and café known as The Strand, popular public house, garage, primary school and church. The nearby settlements of Hemyock and Uffculme provide further amenities such as doctors surgery and the highly respected Uffculme Secondary School. Junction 27 of the M5 is approximately 4 miles distant and the mainline railway station, Tiverton Parkway is located close by.

DIRECTIONS:
From Junction 27 of the M5, head towards Wellington on the A38. After approximately 3 miles turn right at the crossroads signposted Culmstock. As you enter the village of Culmstock follow the road through the village passing the Culm Valley Public House on your left, go over the bridge and continue on this road until there is a fork in the road where you bear left sign posted Hemyock. Pass the Church on the left and as the road bears around to your right, the property can be seen on the right-hand side.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold, by private treaty with vacant possession on completion.
Services: Mains electricity, mains water, mains drainage, oil fired central heating.
Local Authority: Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, EX16 6PP.
Property Location: w3w.co//caravan.dared.signified
Council Tax Band: D
Construction: Stone construction with render outer leaf under a slate roof
Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 Mbps upload. We recommend you check coverage on https://checker.ofcom.org.uk/.
Flood Risk: Surface Water: very low **Rivers and the Sea:** very low **Reservoirs:** Unlikely **Groundwater:** Unlikely
We recommend you check the risks on https://www.gov.uk/check-long-term-flood-risk
Planning: Local planning information is available on https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

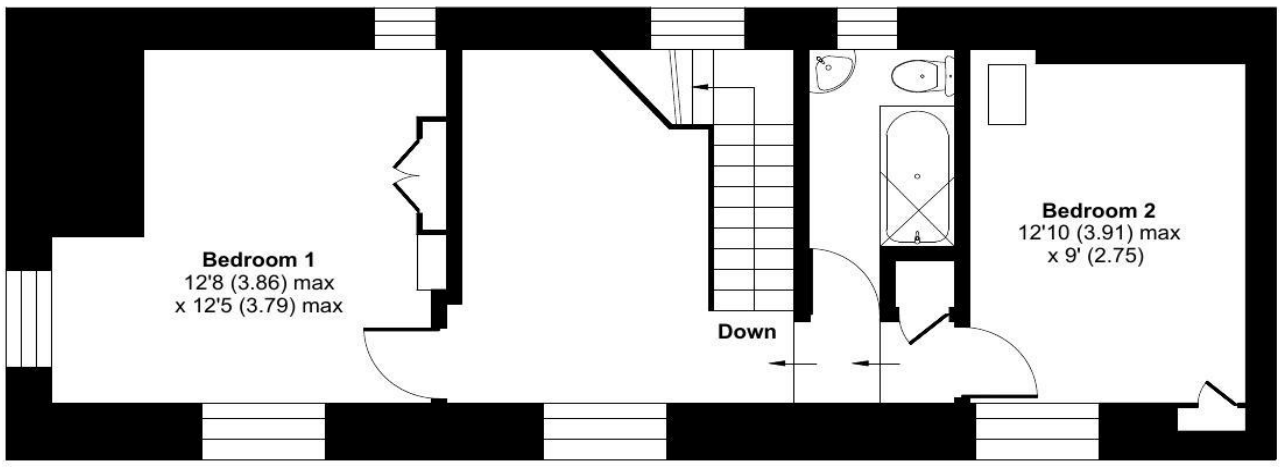
The Property Ombudsman rightmove

Tel: 01823 667799
29 High Street, Wellington, Somerset TA21 8QT

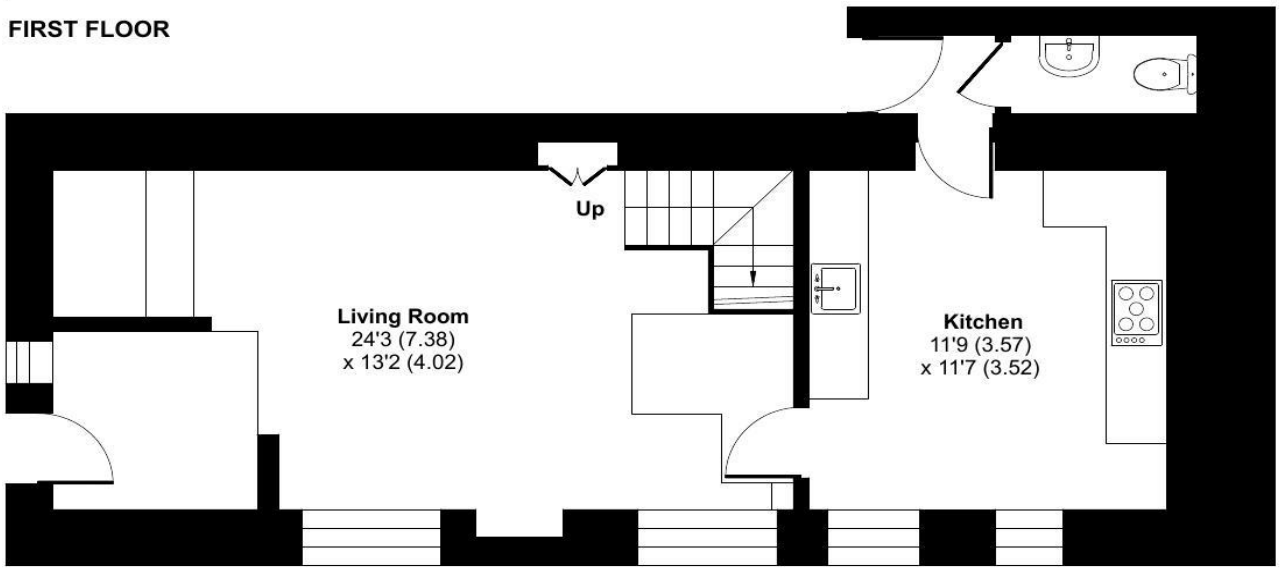
WM&T

Church Corner Cottage, Hemyock Road, Culmstock, Cullompton, EX15

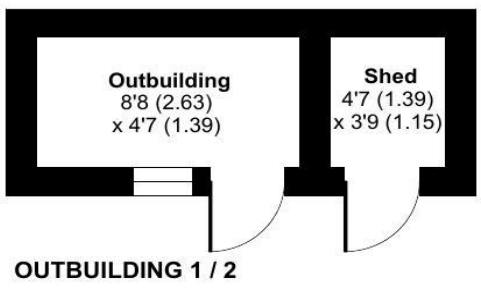
Approximate Area = 935 sq ft / 86.8 sq m
Outbuildings = 56 sq ft / 5.2 sq m
Total = 991 sq ft / 92 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING 1 / 2

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1480442

OFFERED TO THE MARKET WITH NO ONWARD CHAIN, this recently updated, attractive semi-detached cottage sits proudly in the centre of the village of Culmstock nestled within the Blackdown Hills. Benefiting from plenty of charm and character, driveway parking and lots of lovely countryside walks close to hand.

The updated accommodation, which is arranged over two floors, briefly comprises a new uPVC door with steps leading into a 24ft sitting room which enjoys plenty of space for everyday soft furnishings and includes a stone inglenook fireplace complete with a log burner creating a real focal point to the room; from the sitting room stairs rise to the first floor. The recently installed kitchen offers a range of matching wall and base units with contrasting worktops and upstands along with adequate space for an oven, fridge/freezer, slimline dishwasher and washing machine. This room offers an area for a dining table and chairs and is enhanced further by tiled flooring, window seats and is lit via spotlights. Completing the ground floor is a rear lobby with stable door to the garden and access to a useful tiled cloakroom.

To the first floor there is a dual aspect spacious landing area which is currently used as a home office and could easily be converted into a third bedroom which in turn leads to two double bedrooms each with unique attributes. Completing the internal accommodation is a modern part tiled family bathroom complete with electric shower.

Externally, the cottage is set within a favourable position close to the Church and provides gravelled driveway parking for two vehicles leading to a handy tool shed which is connected to power and lights with an attached log shed. There is side gated pedestrian access to the rear garden which is approached via some steps and is designed with low maintenance in mind.

Church Corner Cottage is warmed by oil fired central heating and sits comfortably within Uffculme School catchment area, perfectly placed to enjoy the village amenities and still close to road and rail networks. The current homeowners have completed a range of updates which have been done sympathetically to enhance the wealth of character.





- **NO ONWARD CHAIN**
- **Recently updated**
- **Oil fired central heating**
- **Popular village location**
- **Driveway parking for two vehicles**
- **Uffculme School catchment**
- **Private garden**



