

gth



FIVEBRIDGES FARM

Hemyock - Cullompton - Devon



FIVEBRIDGES FARM

Hemyock - Devon - EX15 3PY



A detached 3 bed house affording scope for modernisation enjoying an outstanding rural position together with a range of outbuildings and adjoining pasture and woodland.

In all about 41.67 acres available as a whole or in up to 2 lots.

Viewing by appointment only through the Sole Agents:

Greenslade Taylor Hunt, 111 High Street, Honiton, EX14 1LS

Tel: 01404 46222 Email: residential.honiton@gth.net

SITUATION

Fivebridges Farm occupies a delightful rural position within the Blackdown Hills and approximately 2.2 miles to the south east of Hemyock. The village affords an active local community, with a Village Shop, Parish Church, Post Office / General Store, Public House, Parish Hall and a variety of clubs and societies, whilst the larger center of Taunton lies 14.3 miles to the north east and provides a more extensive range of recreational and commercial services together with three noted public schools.

Despite its rural position the property enjoys easy access to the surrounding districts and further afield with access to the A38 within 3.4 miles and access to the M5 motorway is available at Taunton (J25) and Wellington (J26) whilst Taunton also provides main line rail services (Paddington). International airports are also readily accessible at Bristol and Exeter.

DESCRIPTION

The property represents a most attractive and versatile residential property package having been in the current vendors families ownership for about 82 years. The property is centered upon a detached house which provides scope for modernisation and enlargement, subject to planning, and affording potential purchasers the opportunity to make a delightful family home in this favored part of Mid Devon.

Formal lawned gardens lie to the southwest of the dwelling and provide an attractive and private setting being a mix of lawn and shrub borders and enjoying views over the adjoining land.

The range of outbuildings have most recently been used for general storage but are considered to offer the scope for potential purchasers who may wish to explore a variety of alternative uses, subject to obtaining the necessary planning consent.

The adjoining land comprises of an attractive mix of pasture, rough grazing and woodland which affords a diverse habitat and provides considerable appeal to those prospective purchasers with equestrian, lifestyle, conservation and agricultural interests.

Fivebridges Farm extends in total to about 41.67 Acres (16.84 Ha) and is offered for sale as a whole or in up to 2 lots.

Lot 1 – Farmhouse, Buildings, Pasture and Woodland.

In all about 25.60 acres. Guide Price £700,000

A detached south westerly facing stone farmhouse set under a slate roof which sits within an attractive plot benefiting from delightful views over its own land together with formal lawned gardens and a useful range of buildings.

The adjoining land provides an attractive mix of sloping pasture, rough grazing and woodland whilst a dilapidated stone and GI linhay is also situated along the southern periphery of the holding. The appealing mix of land provides an attractive setting whilst affording an abundance of flora and fauna.

Lot 1 extends in total to approximately 25.60 acres (10.33 Ha) and is shown shaded pink on the accompanying plan.

Lot 2 – Pasture, Woodland and Buildings

In all about 16.07 acres. Guide Price £250,000

Situated to the north east of Lot 1 and on the opposite side of the lane this comprises a parcel of gently sloping pasture, with two small areas of woodland, along with a range of former agricultural buildings, currently used for general storage although affording scope for alternative uses subject to planning.

The land can be accessed directly from the council maintained road and extends in total to approximately 16.08 acres (6.51 Ha) and is shown shaded blue on the accompanying plan.

For dimensions of the dwelling and outbuildings please refer to the accompanying floor plan.

We understand that the trough in lot 2 is served by the well servicing the farmhouse. In the event that lot 2 is sold separately from lot 1 the necessary rights will be granted to ensure a supply of water to lot 2.

TENURE

The property is of freehold tenure with the pasture land being subject to a grazing license to 31 October 2025.

SERVICES

Understood to be oil fired central heating, mains electricity, private water in the form of a well, and private drainage to a septic tank. The drainage system, which has not been inspected, may require attention and prospective purchasers should carry out their own investigations.



OUTGOINGS

These are believed to comprise local Council Tax on the farmhouse (Band E) together with the usual service and environmental charges.

FIXTURES & FITTINGS

All fixtures and fittings, unless specifically referred to within these sale particulars are otherwise expressly excluded from the sale of the freehold and will be removed by the vendors or their agents prior to completion.

LOCAL AUTHORITY

Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, EX16 6PP. Tel: 01884 255255

TOWN & COUNTRY PLANNING DESIGNATIONS

There may be scope for prospective purchasers to consider alternative uses within the buildings, subject to obtaining the necessary planning consent from Mid Devon District Council.

RIGHTS OF WAY, EASEMENTS, ETC

We understand that NG0306 & NG0295 have a public footpath running through them. The property is offered for sale subject to and with the benefit of all matter contained in or referred in the property charges register of the registered title together with all public and private rights of way, wayleaves, easements, and other rights of way whether specifically referred to or not.

DIRECTIONS

From our office in Honiton High Street proceed in an easterly direction straight over the roundabout at the top of the town, following signs for the A30. Continue over the A30 and on the long sweeping right hand bend turn left signed for Dunkeswell. Follow this road up into the Blackdown Hills and after Limers Cross continue for a further 3.5 miles heading towards Smeatharpe, and take a left turn beside the property known as Jacks House. Follow this road for about 1.1 miles to Newcott Cross bearing right and continue for a further 1.2 miles whereupon the entrance to Lot 1 will be found on the left hand side whilst lot 2 will be found on the right hand side.

What3words: [worksheet.engineers.paying](#)

MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. Any field numbers and areas shown on the attached plan are based on the Ordnance Survey and are for identification purposes only. They do not necessarily correspond either with the National Grid plan numbers or with those produced on the Rural Land Register. Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there are any points which are of particular importance to you please contact the office, especially if you are contemplating travelling some distance to view the property. We have not tested any of the equipment, appliances, central heating or services.

ADDITIONAL INFORMATION

Broadband: Broadband is understood to be available.

Mobile Coverage: Available via Three & O2.. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: Lot one of the property is understood to be in an area that is not at risk of flooding,

Construction Type: Traditional

Planning Permission: None known

Building Safety: Livestock grazing in fields

Accessibility & Adaptions: Accessed via the council maintained road.



Fivebridges Farm, Hemyock,
Cullompton, Devon, EX15 3PY



This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Centre Tile Ref: ST 151 120

Scale 1:4,000 @ A4

Drawing No Z24336-01

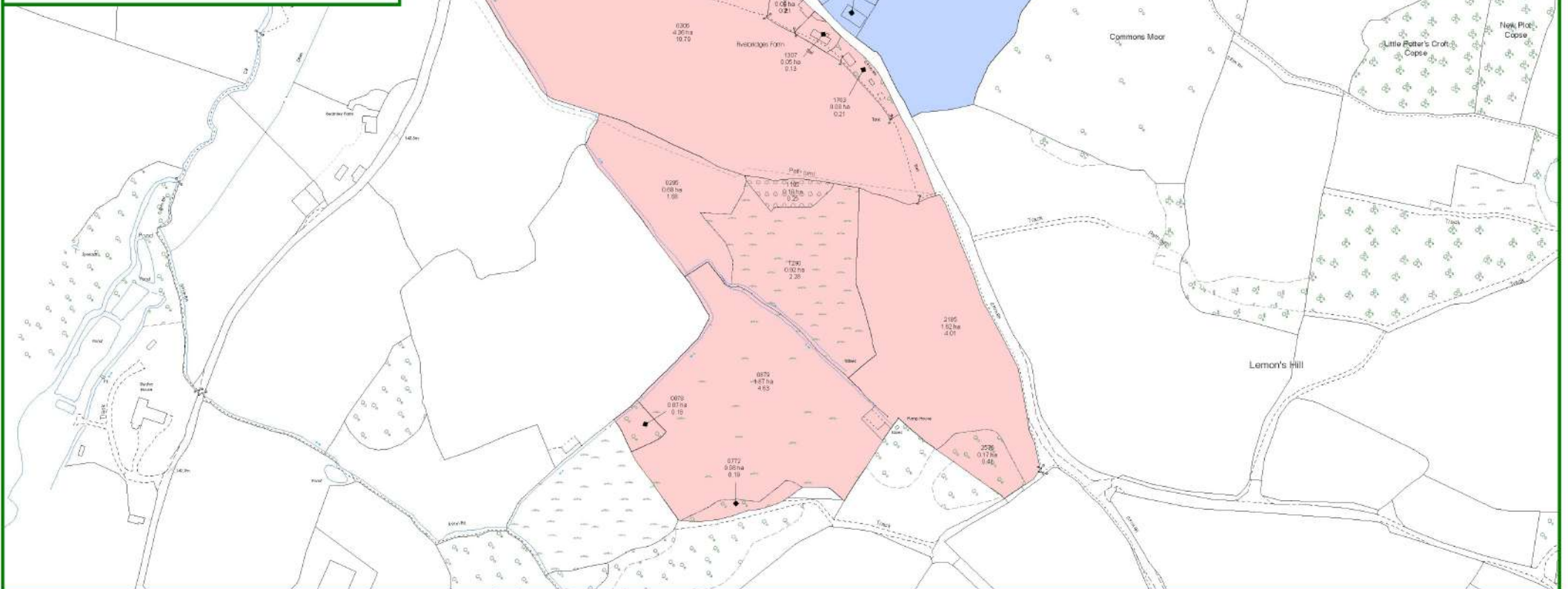
Date 13.02.25

Based on Ordnance Survey 1:2,500
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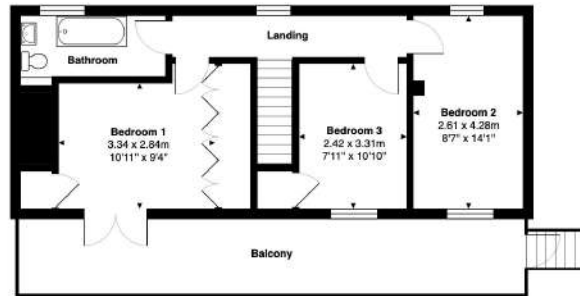
- Lot 1 (10.33 ha / 25.60 ac)

- Lot 2 (6.51 ha / 16.07 ac)

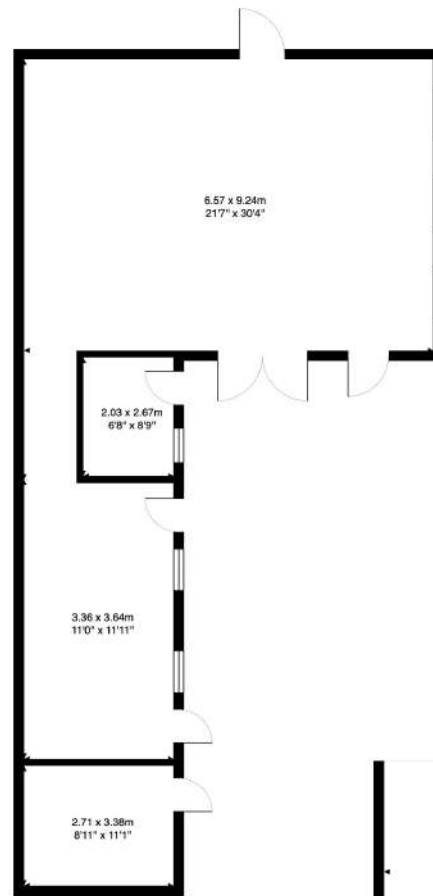




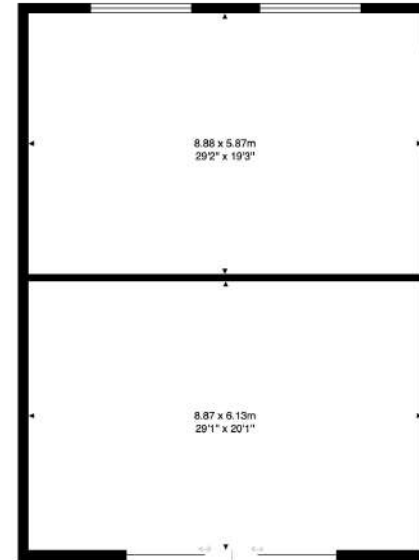
Main House - Ground Floor



Main House - First Floor



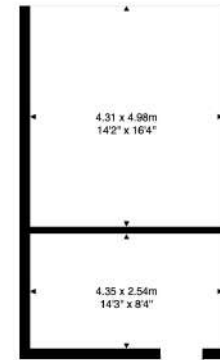
Outbuildings



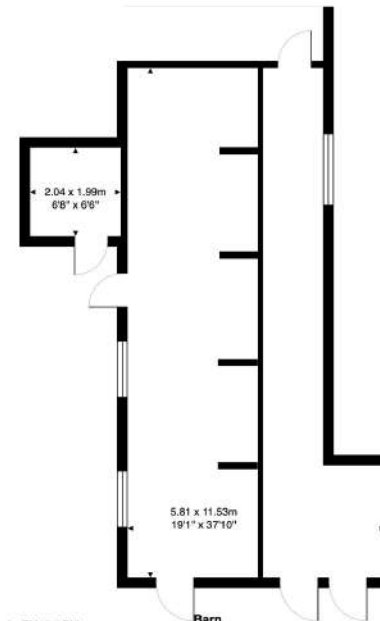
Barn



Large Barn



Store Room / Log Store



Barn

Five Bridges Farm, Road From Five Bridges Cross To Newcot Cross, Hemyock, EX15 3PY

Total Area: 570.5 m² ... 6141 ft²

All measurements are approximate and for display purposes only.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		15
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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