FERNLEA

gth

HEMYOCK









Fernlea

Hemyock, Devon EX15 3XA

Hemyock centre 2 miles; Wellington 3.5 miles; Tiverton Parkway & M5 (J27) 11 miles

2 | 3 | 1 | 131 sq m

A most attractive detached village property situated on the outskirts of Hemyock, set within 0.66 of an acre of mature gardens and ponds, benefitting from superb far-reaching rural views

Freehold

Guide Price £625,000

DESCRIPTION

Fernlea enjoys a semi-rural position to the edge of Hemyock, just a few miles from Wellington. Significantly upgraded and extended by the current Vendors to provide spacious and flexible accommodation, superb mature gardens and enjoying far-reaching countryside views, this unique property currently comprises:

UPVC glazed front door into the **Entrance Porch** with ample space for coats and boots, with a further glazed door into the light and bright **Entrance Hall** with Velux window and tiled flooring. The **Garage/Utility Room** can be accessed via the front of the property with an up and over door, as well as accessed via the Entrance Hall. Providing useful storage via cupboards with work surface and sink unit over, along with space and plumbing for washing machine and tumble drier. A separate **Boiler Room** houses the oil-fired boiler supplying the central heating and domestic hot water, as well as providing a useful internal storage space. A step leads up to the **Inner Hall,** with **Cloakroom** fitted with a close coupled WC, wall mounted wash basin and tiled flooring. **Bedroom 3** is a good-sized double bedroom with dual aspect and strip wood flooring. **Bedroom 1** provides a good-sized double bedroom with bay window to the front. A range of built-in wardrobes and former fireplace with slate hearth. **Bedroom 2** is a double bedroom with dual aspect, superb far-reaching rural

views, central fireplace with wood surround and slate hearth. The **Family Bathroom** is fitted with a matching white suite comprising bath with tiled surround, separate large shower enclosure with mains shower, close coupled WC, pedestal wash basin and chrome towel rail. From the Entrance Hall, further steps lead down into **Bedroom 4/Snug**, used by the current Vendors as a Music/Cinema Room, but would equally provide a double bedroom with French doors leading out to the side. The **Kitchen** enjoys a rear aspect across the far-reaching views and is fitted with a matching range of wood-fronted wall, base and drawer units with continuous work surface over incorporating sink unit. A range of appliances are installed, including a Range cooker with stainless steel splashback and extractor hood over, integrated dishwasher and integral fridge. Steps lead down from the Entrance Hall to a fabulous **Sitting/Dining Room**, providing an excellent light and bright reception room with exposed ceiling timbers, herringbone wood flooring and Stoneminster fireplace with inset woodburning stove on stone hearth. The room provides ample space for a table and chairs and has a set of French doors with side panel and further windows, leading to the rear terrace.





OUTSIDE

Approached from the main road, a private driveway provides off-road parking for multiple vehicles, leading to the garage. There is also a large block-built storage shed providing useful external storage, with the oil-tank situated adjacent to this. A low stone retaining wall, incorporating stone from Wellington Monument, provides for a flower bed border to the front, planted with a variety of plants and shrubs. Access to the rear can be obtained from either side of the property.

Accessed via the French doors from the Sitting Room, or the side access paths, there is a large paved terrace with wrought-iron balustrades providing an elevated position overlooking the gardens. Totalling about 0.66 of an acre, the gardens provide a hidden oasis of wildlife and nature, with various seating areas and more productive spaces.

Steps lead down from the paved terrace to a further paved terrace area, benefitting from views across the garden. The steps continue to a more productive area of garden, with a range of ponds and planted with a variety of small shrubs and trees, mainly laid to lawn. Paved steps provide access to the extensive lawn area, with a greenhouse and block-built workshop equipped with power and light.



A wooden garden gate provides access to the lower area of garden, a beautiful space currently houses a fruit cage, a variety of mature shrubs and trees, bluebells, Rhododendrons and multiple other plants. Situated within an elevated position of this area of garden, there is a pretty Lodge with outside decked area providing seating, with a water feature. The building is equipped with power, housing a Kitchenette with sink unit and gas stove. Located towards the end of the gardens, there are multiple ponds – one with a decked walkway and seating platform. Various paths meander through this area, enjoying the many trees, plants and shrubs planted throughout the space.

SERVICES & OUTGOINGS

We understand that mains electricity and water are connected. Oil-fired central heating. Drainage to a private system.

Council Tax: Band C - Mid Devon District Council.

SITUATION

Fernlea enjoys a semi-rural position to the edge of Hemyock, which is a thriving village affording an excellent range of facilities with primary health care and schooling (catchment for Uffculme school), as well as village stores, post office, garage and public house. Wellington affords a comprehensive range of commercial, recreational and educational facilities.

DIRECTIONS

What3words:///**captive.dwell.bookshelf**

ADDITIONAL INFORMATION

Broadband: Broadband is available (Openreach).

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

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).





VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

5 Fore Street, Tiverton, Devon EX16 6LN

Email: residential.tiverton@gth.net

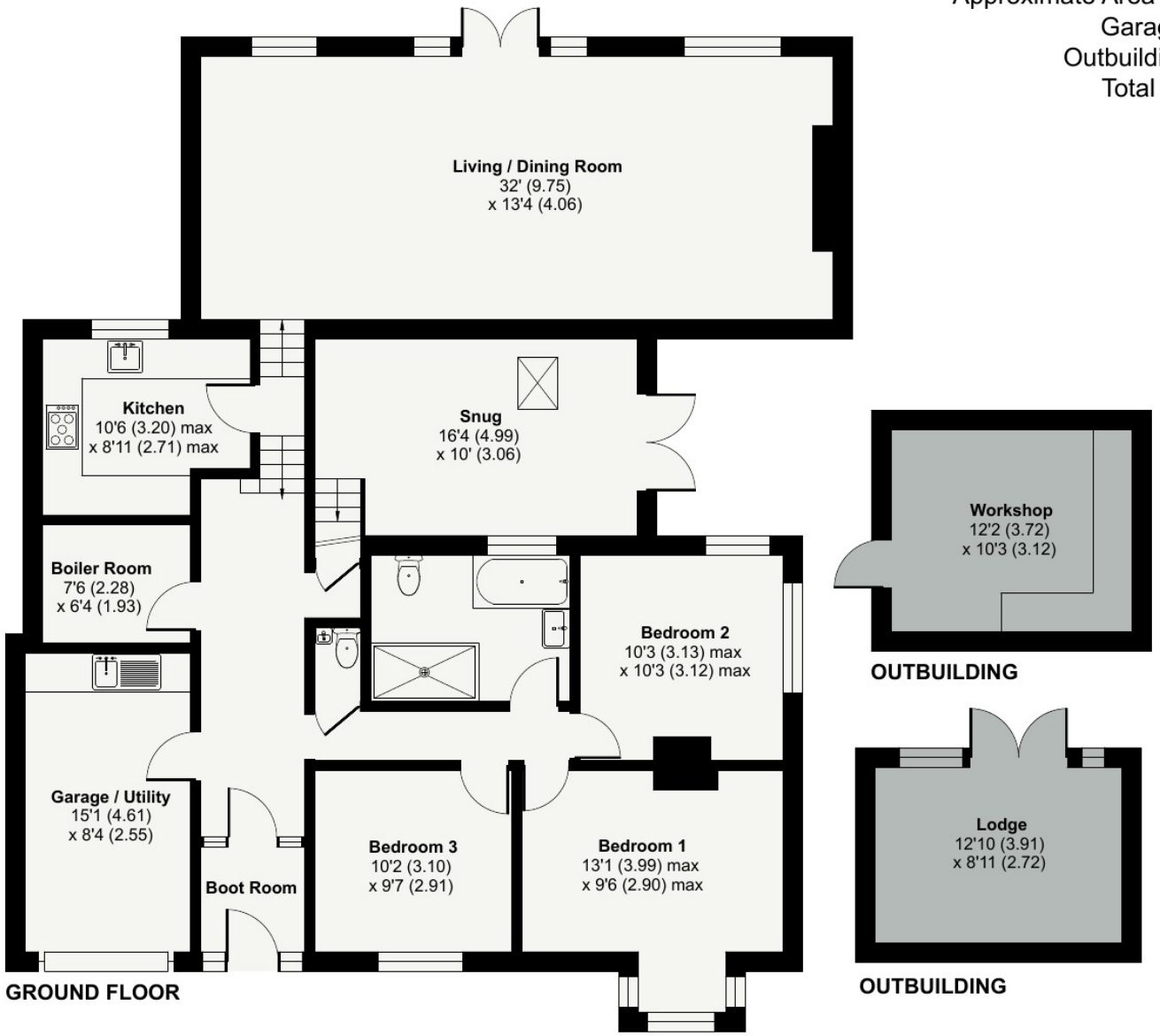
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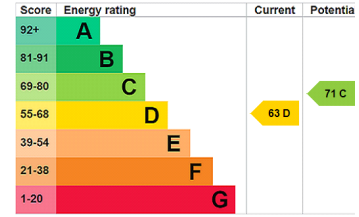
GREENSLADE TAYLOR HUNT

www.gth.net

Fernlea Hemyock, Cullompton, Devon, EX15 3XA

Approximate Area = 1418 sq ft / 131.7 sq m
Garage = 127 sq ft / 11.7 sq m
Outbuildings = 237 sq ft / 22 sq m
Total = 1782 sq ft / 165.4 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 2026. Produced for Greenslade Taylor Hunt. REF: 1457798

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IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.









