



The Forge



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Whitehall, Hemyock, Cullompton, EX15 3UQ

Wellington 5.2 miles | Honiton 10.9 miles | Taunton 11.5 miles

An enchanting Grade II Listed Devon longhouse, brimming with period character and set in a serene rural location on the edge of the Blackdown Hills. Complemented by expansive gardens and an adjoining barn.

- Charming Devon Longhouse
- Grade II Listed
- 4/5 Bedrooms
- Large Traditional Barn
- Sitting Room
- Kitchen/Diner
- Impressive Garden
- No Onward Chain
- Freehold
- Council Tax Band G

Guide Price £750,000

SITUATION

The property occupies a charming rural position in Whitehall, a small hamlet of traditional stone houses and farms on the edge of the Blackdown Hills Area of Outstanding Natural Beauty. The surrounding countryside offers attractive footpaths, woodland, and open moorland around Culmstock Beacon, with riverside walks nearby.

The Forge lies almost equidistant between Hemyock and Culmstock, both offering amenities such as primary schools, village stores, garages, and pubs. Hemyock also has the Blackdown Medical Practice and a Post Office. About five miles north is Wellington, a market town with shopping, banking, and schools including Wellington School. The property is also near Uffculme and within the catchment for Uffculme School. Despite its rural setting, the property has excellent access to nearby villages, the M5 at Junctions 26 and 27 (around six miles), and mainline rail services from Taunton and Tiverton Parkway.



DESCRIPTION

This charming Grade II listed thatched cottage is set in the picturesque hamlet of Whitehall, close to Hemyock and Culmstock. The Forge is a well-presented family home retaining many original features, with south-facing gardens and a range of traditional barns offering potential for development, subject to planning consent.

At its heart is a traditional Devon longhouse of stone construction, full of period character, including exposed ceiling timbers, panelling, a large open fireplace with oak bressumer, and original doors.

ACCOMMODATION

The property is approached via a porch into a welcoming hallway, leading to a home office overlooking the gardens. A separate door opens to the characterful sitting room, featuring exposed ceiling timbers, oak beams, and panelling, with stairs to the first floor. The spacious kitchen/dining area, with oak beams and stable door to the garden. Dining room with a second staircase, larder, utility, cloakroom, and garden room with steps to the barn.

Upstairs, a generous landing provides access to Bedroom Two with built-in wardrobes and dual-aspect windows, a family bathroom, and the principal bedroom with dual-aspect views. A second bathroom serves Bedrooms Three and Four. A versatile playroom, accessed via the dining room stairs, could serve as a fifth bedroom, all with sloping ceilings and views over gardens and fields to Culmstock Beacon.

BARN & OUTSIDE

A substantial L-shaped barn adjoins the main house, opening directly onto the garden and enhancing privacy. Currently providing off-road parking for two vehicles. Across ground and mezzanine levels, the barn offers potential for conversion into a large annexe, workshop, or holiday accommodation, subject to planning consent.

The gardens are a standout feature, combining lawns, flower beds, shrub borders, and raised vegetable beds. A part-cobbled, part-paved terrace runs the full length of the cottage, incorporating original blacksmith and carpenter tools. Meandering pathways lead through the garden, with two charming stone outbuildings providing additional storage.

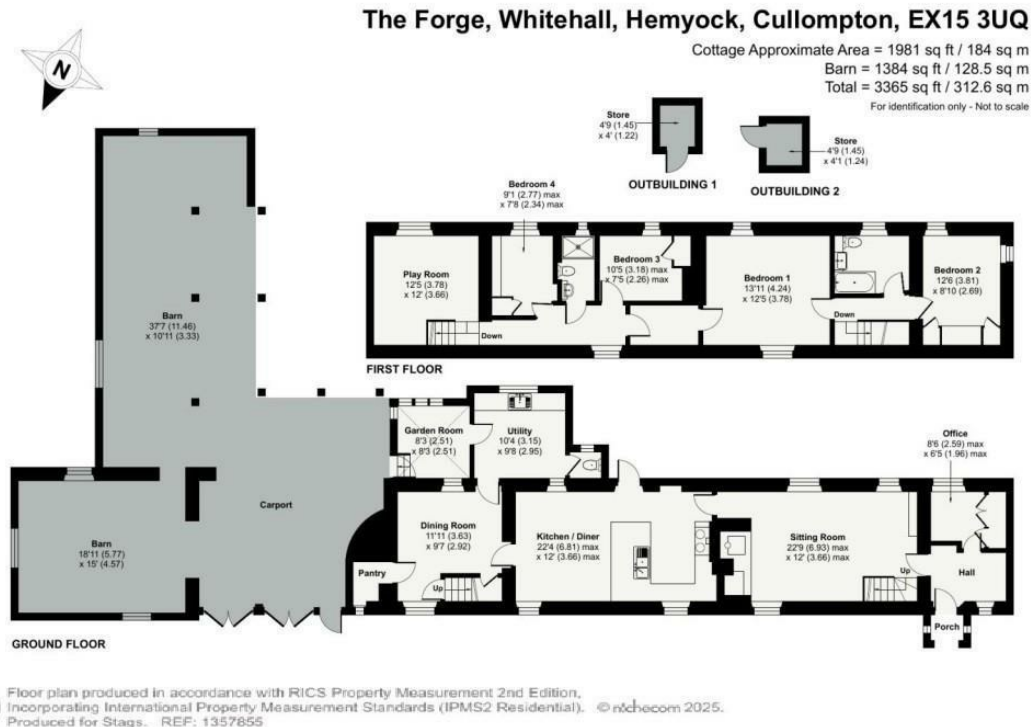
SERVICES

This property has good outdoor mobile coverage with EE and good outdoor, variable in-home with O2, Three and Vodafone (Ofcom). Standard broadband availability (Ofcom). The property is in an area at a VERY LOW FLOOD RISK from River/Sea. Surface water is a medium risk (Government Website).

DIRECTIONS

What3words:///assets/folders/composts.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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