



Sunny Corner



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Hemyock, Cullompton, EX15 3SS

Wellington 4.2 miles | Taunton 10.8 miles

A five-bedroom detached property set in just over 1.5 acres, situated in the heart of the Blackdown Hills National Landscaped with elevated views.

- Five bedrooms
- Kitchen
- Garden and grounds
- Set in just over 1.5 Acres
- Council Tax Band G
- Sitting Room
- Family room/dining room
- Detached garage/workshop
- No Onward Chain
- Freehold

Guide Price £625,000

SITUATION

Set within the Blackdown Hills National Landscape (formerly an Area of Outstanding Natural Beauty), the property occupies an enviable position with far-reaching views across unspoilt rolling countryside. The surrounding area offers an abundance of scenic walks and outdoor pursuits, with nearby beauty spots including Wellington Monument, Otterhead Lakes and Staple Hill. Exmoor National Park and the Jurassic Coast are also within easy reach, providing excellent opportunities for day trips and coastal exploration. The well-served village of Hemyock lies within approximately half a mile and offers a range of everyday amenities including village shops, Post Office, doctors' surgery, primary school and sports clubs. Uffculme School, renowned for its 'Outstanding' Ofsted rating, is also nearby, whilst an excellent selection of independent schools can be found at Wellington, Taunton and Tiverton.

Despite its peaceful rural setting, the property is conveniently positioned for access to the market towns of Wellington, Honiton and Taunton, all providing a wider range of shopping, recreational and professional facilities as well as excellent transport links.



DESCRIPTION

A five bedroom property set within the heart of the Blackdown Hills National Landscape. The accommodation comprises a sitting room, study, dining room/family room, kitchen, utility room, cloakroom, principal bedroom with en-suite, family bathroom and a separate WC. Outside, the property benefits from ample driveway parking for multiple vehicles, a detached garage/workshop, a tiered sun terrace, and further grounds beyond. Offered to the market with no onward chain.

ACCOMMODATION

The property is accessed through a porch that opens into the sitting room, which features front-facing windows with charming window seats, exposed beams, and a fireplace with a wood-burning stove. A doorway leads to an inner lobby, providing access to the staircase and a separate study. From the sitting room, steps lead down to an additional reception room currently set up as a combined family room and dining area, complete with bifold doors and a second wood-burning stove. This space flows into the kitchen, which is fitted with a range of wall and base units, work surfaces, an inset sink, an eye-level oven, and integrated appliances. A door from the dining area leads to the utility room, which also includes a cloakroom with a WC and wash hand basin, coat storage, and doors providing access to the outside.

The first-floor landing provides access to all rooms. In the original part of the house, the principal bedroom features an en-suite comprising a shower, WC, and wash hand basin. Bedroom three is positioned at the front of the property, along with bedrooms four and five, which are located within the extension. Bedroom two can be found to the rear, also within the extension. The family bathroom includes a bath with shower over, WC, and wash hand basin, while an additional bathroom offers a WC and wash hand basin.

OUTSIDE

Externally, the property benefits from driveway parking for multiple vehicles, a large detached garage/workshop, an attractive tiered sun terrace, and additional grounds extending beyond the formal gardens. in total extends to just over 1.5 Acres.

SERVICES

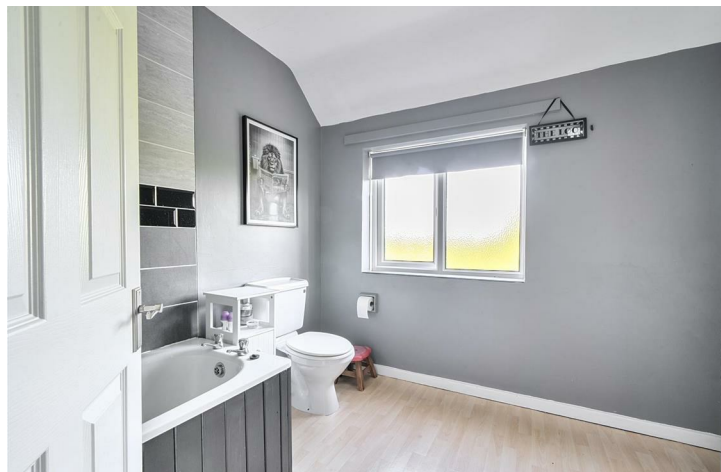
Mains electric and water. Air source heat pump. Private drainage. Mobile coverage is good outdoor with Three and Vodafone, variable outdoor with O2 and good outdoor, variable in-home with EE (Ofcom). This property has standard broadband (Ofcom).

VIEWINGS

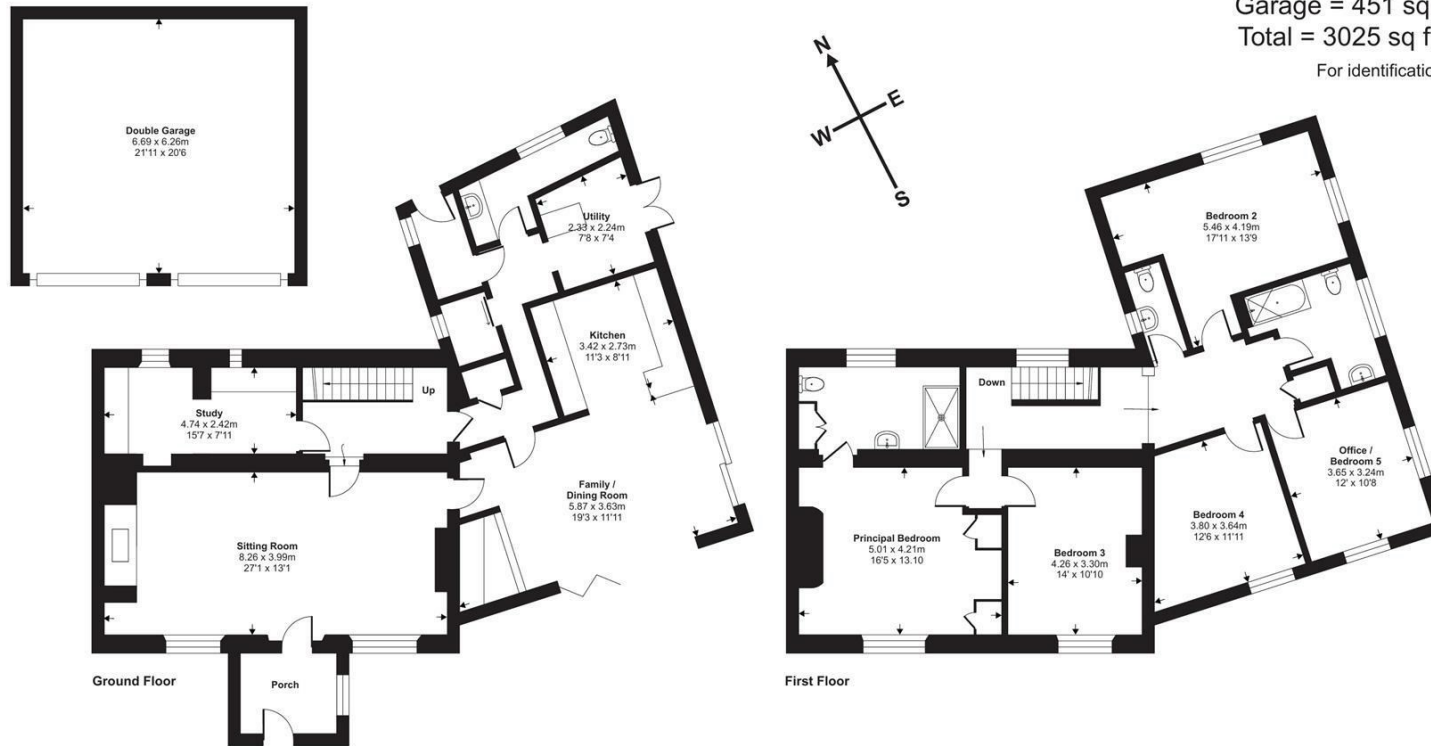
Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

DIRECTIONS

From the Wellington bypass turn into Monument Road and continue to the crossroads at the top of the hill. Continue straight across towards Hemyock and continue towards Pencross Hill for 1.3 miles and the property will be found on the right. w3w///quieter.budding.jumbo



Approximate Area = 2574 sq ft / 239.1 sq m
 Garage = 451 sq ft / 41.8 sq m
 Total = 3025 sq ft / 280.9 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). © n!cheom 2026. Produced for Stags. REF: 1466827

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.



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(82 plus) A		83	
(61-81) B			
(49-60) C			
(34-48) D			
(19-44) E			
(11-18) F	34		
(1-10) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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