



Madford House

Hemyock | Cullompton | Devon | EX15 3QX

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HUMBERTS





MADFORD HOUSE

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An imposing former Vicarage set in approaching 10 acres of idyllic grounds bordering the River Madford and attracting an abundance of wildlife. With a half acre lake, Coach House, stabling and buildings.

Hemyock 2 miles | Honiton 9 miles | M5 access at Wellington (J26) 7 miles | Taunton 13 miles
Coast at Sidmouth 20 miles | Tiverton Parkway 12 miles (mainline to Paddinton)
Exeter 25 miles | Bristol Airport 49 miles

- Substantial Detached Victorian Country House
 - Three elegant reception rooms
 - Kitchen/breakfast room with 4-oven Aga
- Hallway with 'Minton' floor, utility, cloakroom & boot room
 - Principal bedroom with en-suite
 - Four further bedrooms and family bathroom
- First-floor one-bedroom apartment in the former Coach House
- Outbuildings including stabling, barn, garaging and workshop
 - Stunning half acre lake and pond
- Superb formal gardens with kitchen garden, fruit trees and croquet lawn
 - Two paddocks. In all extending to about 9.75 acres

Guide Price £1,500,000

THE PROPERTY

Madford House comprises a particularly handsome detached former Vicarage which is located in a simply stunning, private setting within the tiny hamlet of Madford. It sits amongst exceptional gardens and grounds which extend to approximately 10 acres and which offer a magical secluded retreat, being surrounded by formal gardens, rolling fields and flower meadows, as well as offering a stunning lake and fronting the Madford River. All of this combines to create the most idyllic setting and a wonderful haven for an abundance of wildlife and numerous bird species, with deer, otters, kingfishers and barn owls being spotted on a regular basis. The property gains picturesque views over these grounds to Dunkeswell Abbey and the Holy Trinity Church, and the typical Devon patchwork landscape of the Blackdown Hills National Landscape.

Madford House has had an interesting history and was built by the Simcoe family of Wolford Lodge in 1878 (source Whites Directory & Gazetteer from 1878) and immediately used by the incumbent vicar, following their construction of the Holy Trinity Church in 1842. It latterly became the vicarage for the Vicar of Dunkeswell Abbey and there is still a pretty private bridge over the Madford River which was the Vicar's pathway to the Abbey. It has also had several other notable owners including the Wills family of W.D & H.O Wills Tobacco Company, and was the country retreat of the Eley family who founded the renowned Eley Cartridge Company.

The house itself is of traditional construction with mellow brick elevations under a slated roof and has a particularly handsome front façade with its large sash window, brick detailing and high chimney stacks. It has been the subject of a considerable programme of refurbishment over the eight years of the current owners stewardship and is found in beautiful order with great care and attention given to the fittings and overall finish.





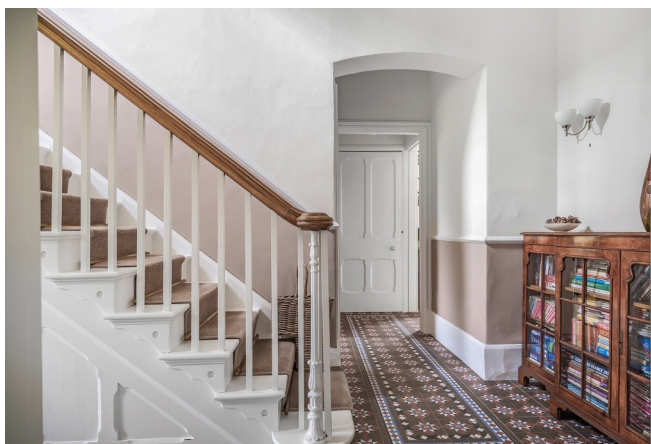
This has resulted in the distinctive home we find today which has beautifully proportioned and elegant accommodation which retains a wealth of period features. These include picture rails, ornate cornicing, shuttered sash windows and several impressive fireplaces.

Madford House has very flexible accommodation and in addition to the main residence is a detached former Coach House which incorporates a first-floor apartment. This has a variety of uses and is ideally suited for overflow accommodation or for large/extended families, or alternatively could provide an income through letting. It has an open Bed/Sitting Room with kitchenette and a modern Shower Room, along with a decked terrace with steps leading down to the garden.

GARDENS & GROUNDS

Undoubtedly, one of the main features of Madford House is its stunning setting which offers unrivalled peace and tranquillity and simply breathtaking views. The property is approached through wrought iron gates onto a long driveway which has been recently redressed, this sweeps up to the house and provides ample parking. Adjacent to this is an open fronted wood store behind which sits the Coach House which incorporates a store/stable to the ground floor and the accommodation to the first. Attached to this building is a large garage with twin doors and a workshop. There is also a second access onto the lane. To the rear of the house is a small yard in which sits the well and the oil tank, along with access to a cellar under the Coach House.

The gardens surrounding the house are beautifully established with large lawns which are interspersed with spring flowers, profusely stocked beds and mature trees. To the front is a croquet lawn/tennis court and to the side is a paved terrace with gazebo. These gardens are bordered to the south by a small leat and are walled in places. To the south east is a kitchen garden with raised beds, dog run and chicken pen, whilst further to the west is a more natural area of ground and a young orchard with pear, plum and cherry trees.









The land encompasses the house to the west and is bordered by the Madford River. There are two large fields, one of which has a pond within a lightly wooded area. To the south west is a stunning wildlife sanctuary with a half-acre lake with a summer house, the lake is stocked with Roach, Perch and Carp. Access to the land is gained next to the main entrance where a track leads you down to the timber agricultural buildings which include two large barns, a timber stable block consisting of two stables and a tack room, and a further single stable.

SITUATION

Madford House is situated in a delightful country location in the Culm Valley which forms part of the Blackdown Hills National Landscape. Standing in a sheltered and sunny position, the property enjoys a picturesque westerly aspect over its grounds to the countryside beyond. The property is situated in the tiny hamlet of Madford, about 2 miles from the village of Hemyock which has a very active community with many social societies. Hemyock has a good range of amenities including the Parish Church of St Marys, primary school, popular public house - The Catherine Wheel, health centre, village shops, post office and parish hall.

Hemyock is ideally positioned for access both to the M5 (Junction 26 is about 7.5 miles away) and the A303/A38, and is about 9 miles north of the busy market town of Honiton which has a good range of shops and main line rail link to London Waterloo. Express trains to London Paddington can be found at Tiverton Parkway which is approximately 12 miles away.

Taunton, the County Town of Somerset, is about 13 miles distant and has an excellent range of shopping and recreational amenities. There is also a good selection of schooling, both public and private, in the area and the property falls within the catchment of the highly regarded Uffculme School. The Cathedral City of Exeter is about 25 miles to the southwest and offers a comprehensive range of amenities including a large modern shopping centre, theatres and international airport.



DIRECTIONS

From Honiton High Street, proceed in an easterly direction onto the loop road towards the A30. Turn left halfway around the loop signposted Dunkeswell. Follow the road up Windgate Hill bearing right at Limers Cross (do not go to Dunkeswell). Carry on for approx. 1.5 miles across Luppitt common, turning left at the staggered crossroads at Jacks House signposted Madford. Continue for about 1.5 miles turning left at Madford Cross signposted Mackham. Follow this lane for about half a mile where the property will be found on your right hand side.

what3words: - costs.conspire.transit

LOCAL AUTHORITY

Mid Devon Council - 01884 255 255.
Council Tax Band: G.

SERVICES

Mains electricity. Private water. Oil-fired central heating. Private drainage (treatment plant).

ENERGY PERFORMANCE CERTIFICATE

Madford House Rating: E
The Coach House Rating: E



Hemyock, Cullompton, EX15

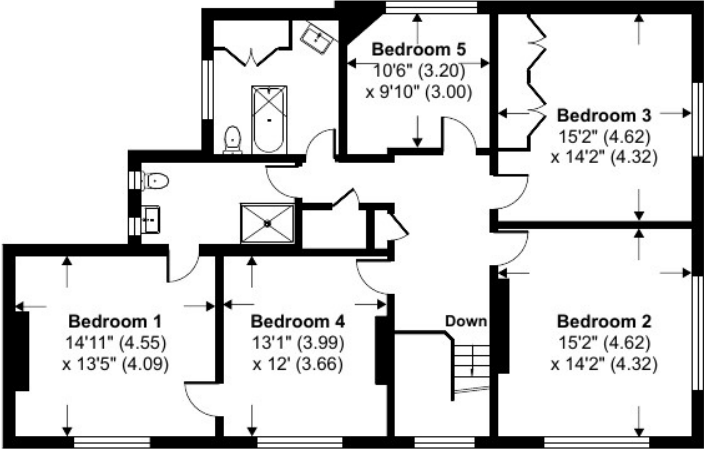
Approximate Area = 2756 sq ft / 256 sq m

Garage = 765 sq ft / 71 sq m

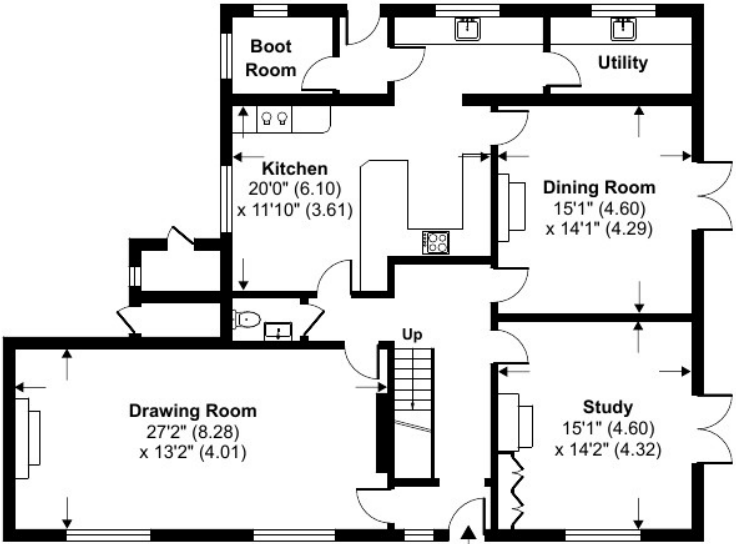
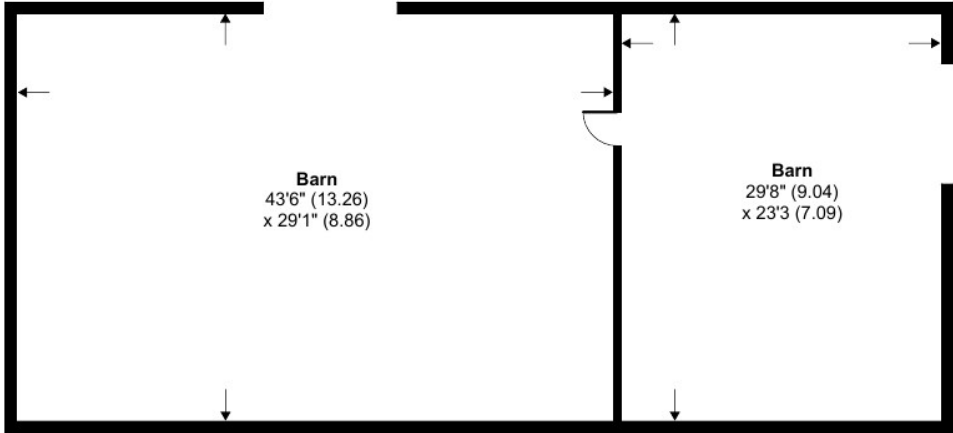
Outbuildings = 3157 sq ft / 293.2 sq m

Total = 6678 sq ft / 620.2 sq m

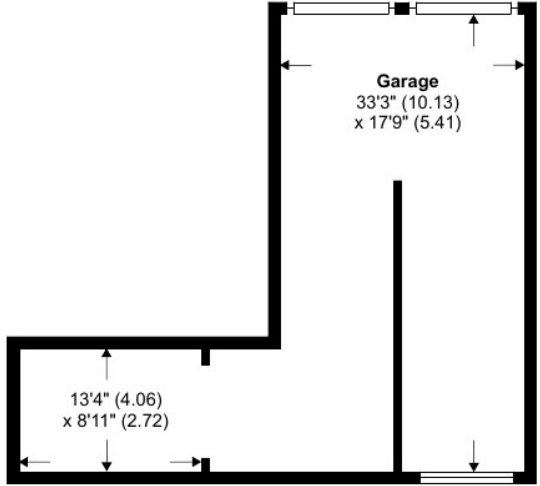
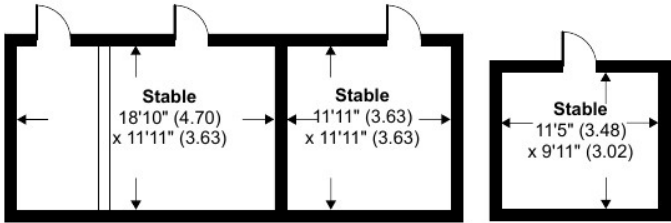
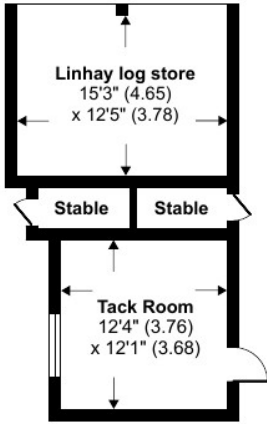
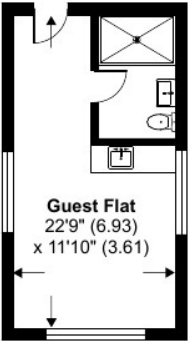
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FIRST FLOOR



GROUND FLOOR





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