



Madford Farm

Hemyock, Cullompton, Devon, EX15 3QY

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A wonderful detached period farmhouse with masses of character, large flexible accommodation, a detached one bedroom self-contained annexe and two bedroom barn with superb countryside views set in 1.1 acres of delightful gardens and grounds.

- Beautiful traditional entrance hall
- Wonderful sitting room with a large inglenook fireplace
- Modern kitchen with an AGA and a separate Utility and shower room
- Good-sized second reception room
- Five first-floor double bedrooms, two en-suites and a large family bathroom
- Exceptionally large first-floor principal bedroom or family room
- Detached self-contained one bed annexe and a two bedroom barn conversion
- Superb gardens and grounds in over an acre
- Plenty of parking and large car port

Guide Price £1,100,000

SITUATION

The property occupies a delightful rural position at Madford, a small hamlet of cottages and farms, lying in the Blackdown Hills Area of Outstanding Natural Beauty, overlooking the historic Dunkeswell Abbey. Enjoying an elevated position, the property has fine country views and is widely regarded as being some of the most attractive countryside in the county. The village of Hemyock lies approximately 2 miles to the north and provides a thriving local community with its primary school, parish church, village stores, doctor's surgery and public house, whilst the larger centres of Wellington and Honiton both offer a good range of everyday shopping, banking and scholastic services, including primary and secondary schooling as well as the renowned Wellington School. Taunton lies within 12.5 miles of the property affording an extensive range of commercial, educational and recreational facilities befitting those of an important regional and administrative centre, together with a wide range of primary, secondary and further education facilities, including three noted public schools. Despite its rural position the property enjoys easy access to the surrounding districts and further afield with access to the M5 motorway available at Wellington (J26)





whilst main line rail services are also available at Taunton, Honiton and Tiverton Parkway. Access to the A303 trunk route at Honiton provides an easy link to London and the South East, with international airports at Exeter and Bristol.

THE PROPERTY

Madford Farm is a wonderful detached property situated to the edge of Hemyock enjoying far-reaching countryside views, with the added benefit of a one-bedroom annexe and a two-bedroom ancillary barn conversion. The property offers modern and spacious accommodation, ideal for supporting multi-generational family living, with the added benefit of a acre of land.

The oil centrally heated accommodation has an entrance hall which leads to the lovely well-proportioned dining room with a rear aspect towards the gardens, The modern kitchen has plenty of storage, Oil-fired Aga, integral electric oven with hob over, a door leads into the Utility/Boot Room. The charming sitting room has masses of character with a lovely feature inglenook fireplace with a wood burner, ceiling beams and window seat. Also, on the ground-floor is a further reception room which could be used as a snug or study and a shower room. On the first-floor are the five double bedrooms, two en-suite bath/shower rooms and the large triple aspect family bathroom. One of the most notable features has to be the incredibly large triple aspect first-floor family-room which has many potential uses as a games room/bedroom with a wood burner.

STUDIO

Providing ancillary accommodation for a one/two bedroom barn conversion, the recently completed underfloor heated accommodation has a large glass fronted entrance hall with a beautiful new shower room, a door leads into the dual aspect double bedroom. External French doors lead into the large separate studio area, providing a fantastic work, recreation or entertaining space. This area is surrounded with an elevated timber decked veranda.

GARDENS & GROUNDS

Approached from the village lane, double five-bar gates lead onto the brick-paved driveway which provides ample parking and leads to the large Car Port and Store. To the left of the property, a paved pathway leads to the large lawned gardens interspersed with a variety of mature shrubs and trees which provide year-round color and interest. The gardens are bordered by a low flower border, vegetable beds and raised beds along the brick wall area.







Hemyock, Cullompton, EX15

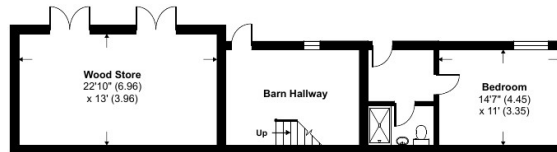
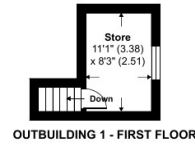
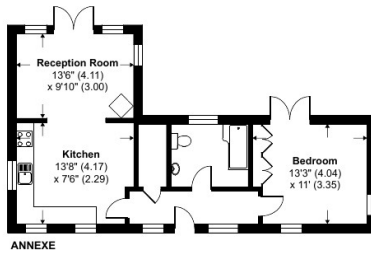
Approximate Area = 3159 sq ft / 293.4 sq m

Outbuilding(s) = 1146 sq ft / 106.5 sq m

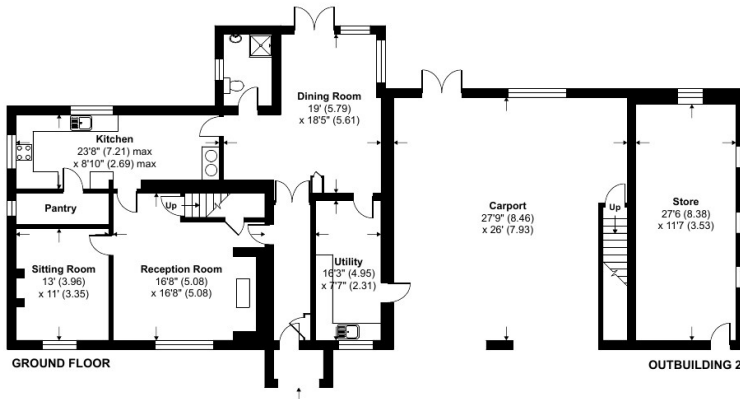
Annexe = 619 sq ft / 57.5 sq m

Total = 4924 sq ft / 457.4 sq m

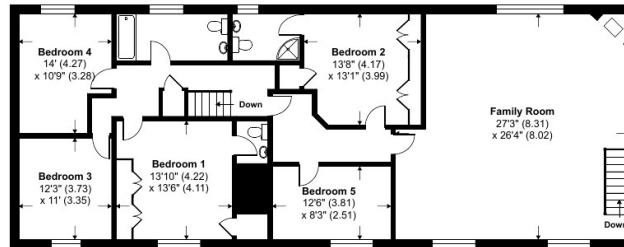
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OUTBUILDING 1 - GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

A wooden gate leads into the more productive area of garden with greenhouse. A gravelled pathway leads to the rear gardens with a gravelled terrace area with feature brick well with steps leading down to a paved seating area, perfect place to sit outdoors during fine weather and a hydro pool (available via separate negotiation). The lawned area continues around to the annexe accommodation, where the annexe oil tank is located, leading to the large paved patio area surrounding the annexe, providing an ideal outdoor dining and entertaining area. The lawn continues down from the property, with hedge borders, leading to the large pond.

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 mile and Madford Farm will be found on the left.

SERVICES

Mains electricity, Private well water with UV filtration. Private drainage (Treatment plant). Oil centrally heated. Solar PV panels.

LOCAL AUTHORITY

Mid Devon District Council: 01884 255255

Tax Band: F

Tenure: Freehold

ENERGY PERFORMANCE CERTIFICATE

Rating: E

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Humberts. REF: 1243691

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