



**Lower Greenfield, Hemyock, Cullompton, Devon,
EX15**

Offers Over: £400,000
Freehold

Lower Greenfield, Hemyock, Cullompton, Devon, EX15

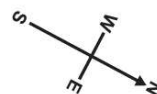
This beautifully presented three-bedroom detached home is conveniently located near the heart of Hemyock, a picturesque village nestled in the Blackdown Hills, an Area of Outstanding Natural Beauty. Hemyock offers a range of local amenities, including a health centre, primary school, churches, a public house, and access to the highly regarded Uffculme secondary school nearby. The larger market town of Wellington, with its M5 junction and extensive facilities, is just a 10-minute drive away. The nearest railway station is at Tiverton Parkway, approximately 7 miles from the property, while Taunton, the county town, provides additional rail links and a wide array of shopping, educational, and cultural amenities. The market towns of Cullompton and Honiton are also easily accessible, both within a 20-minute drive.

This modern family home is situated in a sought-after village within the Uffculme school catchment area. The property features a sitting room, kitchen/dining room, and a cloakroom on the ground floor, with three bedrooms (including one with an en-suite) and a family bathroom on the first floor. The west-facing garden offers a peaceful setting with countryside views, complemented by a single garage and off-road parking. The home benefits from air-source heating, providing an efficient and sustainable energy solution.

The front door opens into a welcoming entrance hall, with stairs leading to the first floor and doors to all ground-floor rooms. The cloakroom is fitted with a low-level WC, a wash hand basin, and tiled splashback. The dual-aspect kitchen/dining room is well-equipped with wall and base units, an integrated oven with hob and extractor, a fridge freezer, a dishwasher, and a washing machine. There is also a walk-in storage cupboard and access to the garden. The sitting room features patio doors opening to the garden and a window to the front.

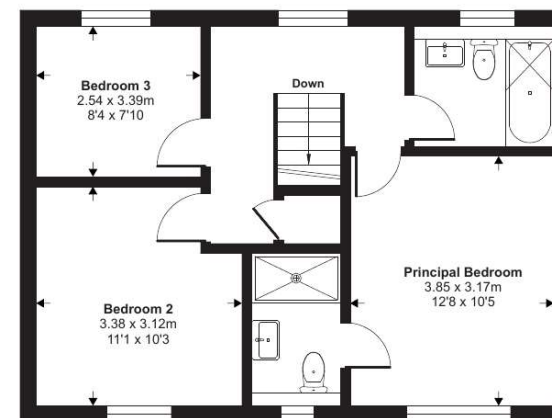
On the first floor are three bedrooms. The primary bedroom is a double room with a window to the front and an en-suite featuring a large shower cubicle, built-in vanity unit with wash hand basin, low-level WC, and towel rail. The family bathroom includes a panelled bath with shower over and shower screen, a low-level WC, wash hand basin, and towel rail. The second bedroom is a double room with a front-facing window, while the third bedroom is a single room with views to the rear.

The property is approached by a path leading to the porch and front door, enclosed by hedging, with parking for two vehicles and a single garage. The rear garden is west-facing, mainly laid to lawn with flower and shrub borders, and includes a patio area ideal for al fresco dining. There are views across the countryside, a pedestrian door to the garage, and a garden storage shed. EPC: B.

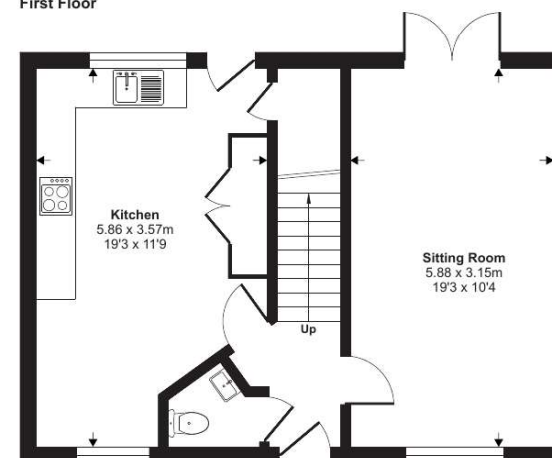


Approximate Area = 1006 sq ft / 93.4 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Stags. REF: 1183817



