



Agents Note: The property next door has a historic right of way which is now inaccessible - please call the office for further information.

LOCATION: Situated on both sides of the River Culm, and joined by an old stone bridge, Culmstock is a picturesque parish village nestled within the Culm Valley at the foot of the Blackdown Hills, an Area of Outstanding Natural Beauty. This thriving village offers an excellent range of facilities including deli style shop and café known as The Strand, popular public house, garage, primary school and church. The nearby settlements of Hemyock and Uffculme provide further amenities such as doctors surgery and the highly respected Uffculme Secondary School. Junction 27 of the M5 is approximately 4 miles distant and the mainline railway station, Tiverton Parkway is located close by.

DIRECTIONS: From Junction 27 of the M5, head towards Wellington on the A38. After approximately 3 miles turn right at the crossroads signposted Culmstock. As you enter the village of Culmstock follow the road through the village passing the Culm Valley Public House on your left, go over the bridge and continue on this road until there is a fork in the road where you bear left sign posted Hemyock. The Church can be seen on the left hand side and bear to the right where the property can then be then found on the left.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold, by private treaty with vacant possession on completion.

Services: Mains electricity, mains water, mains drainage, electric heating, telephone.

Local Authority: Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, EX16 6PP.

Property Location: w3w.co//hostels.fade.stockpile

Council Tax Band: B

Construction: Stone and brick, extension brick and block under a tile roof

Broadband and mobile coverage: We understand that there is limited mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: very low

Rivers and the Sea: low

Reservoirs: Unlikely

Groundwater: Unlikely

We recommend you check the risks on <https://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

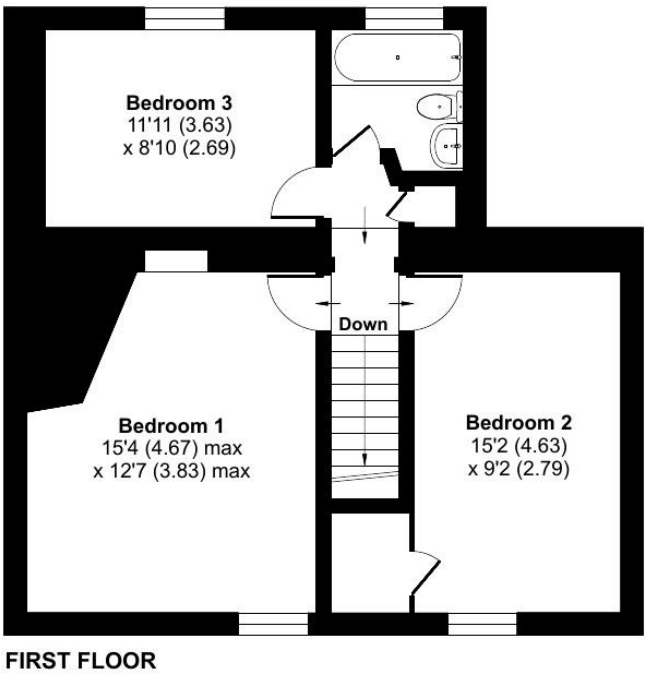
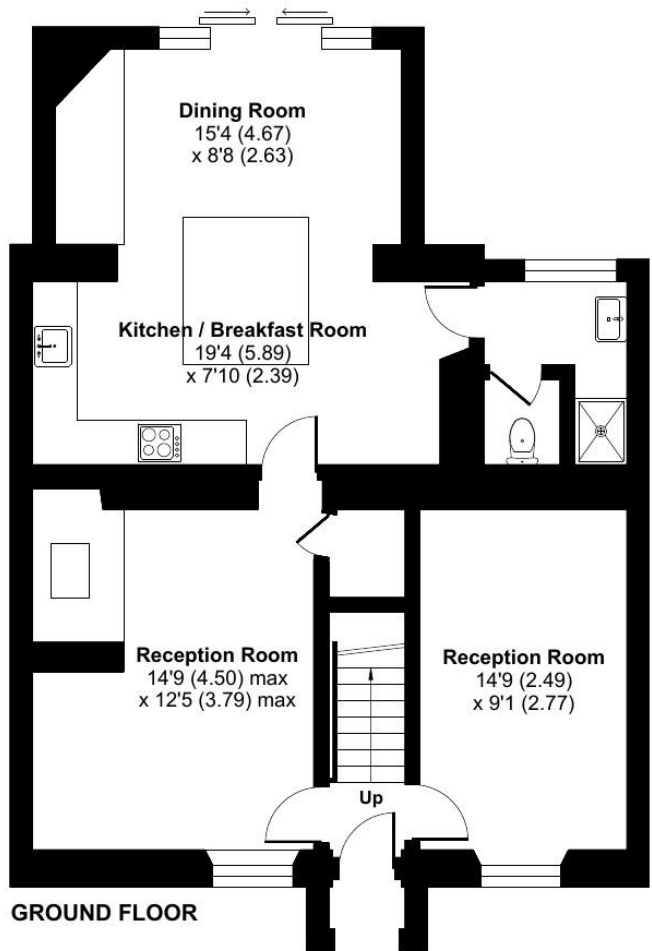
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Boskycroft, Culmstock, Cullompton, EX15

Approximate Area = 1382 sq ft / 128.3 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). © n̄cheom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1298577

Boskycroft is a delightful three bedroom terraced cottage, brimming with original character features which have been cleverly blended with modern fixtures and fittings. The property enjoys far reaching views to the rear across the Blackdown Hills and the River Culm.

The accommodation on offer briefly comprises; front door opens into the entrance hall with stairs rising to the first floor and doors opening to the two principal reception rooms offering flexibility of the ground floor space with the sitting room enjoying the original tiled floor alongside an inglenook fireplace with wood burning stove. To the rear of the property is a large open plan kitchen/dining room fully fitted with a comprehensive range of wall and base units with a central island, integrated oven, hob and dishwasher alongside space for a fridge/freezer, washing machine and tumble dryer. There is space for dining furniture with patio doors opening to the rear garden, making this the ideal entertaining space. Completing the ground floor is a useful shower room.

To the first floor there are three double bedrooms of which two are generous sizes, serviced by the family bathroom which is fitted with a modern white three piece suite with a freestanding bath tub.

Externally, the property is set back from the road with a delightful cottage garden to the front. The main garden lies to the rear of the house and is well stocked with mature flowers and shrubs with pleasant spaces to sit out and relax and take in the impressive views across the valley. On road parking can be found at the front of the property.

The property benefits from uPVC double glazing and electric heating with under floor heating in the kitchen/dining room.



- Deceptively spacious three bedroom cottage
- Two reception rooms and a large kitchen/dining room
- Family bathroom and additional shower room
- Delightful rear garden with far reaching views
- Original character features
- Popular village in the Blackdown Hills within Uffulcme School catchment

