



Downmead, Hemyock, Devon

---





# A beautifully refurbished village house nestled in the Blackdown Hills offering secondary accommodation and large potential.

---

## Summary of accommodation

### Downmead

Open porch | Entrance hall | Cinema room | Games room/gym with integral hot tub | Kitchen/dining room/family room | Boot room | Lobby | Utility room | Pantry

Self-contained annexe incorporating inner hall, sitting room, double bedroom and shower room

Landing | Principal bedroom with en suite shower room, separate en suite dressing room, WC and balcony | Two further double bedrooms with en suite shower rooms

Further double bedroom | Family bath and shower room

Landing | Attic annexe incorporating sitting room with kitchenette and double bedroom with en suite bathroom | Under-eaves storage

### Downmead Studio

Living/dining room/kitchen | Double bedroom with en suite shower room | Further double bedroom | Family bath and shower room | Private decking with hot tub and views

Parking | Attached double garage | Veranda | Decking with covered bar and barbeque area | Summer house | Garden store | Greenhouse | Large garden | Treehouse

In all about 0.62 acre (0.25 hectare)

## Distances

Culmstock 2.2 miles, Uffculme 4.5 miles, Wellington 6.5 miles, Junction 26 M5 6.5 miles, Junction 27 M5 7.5 miles

Tiverton Parkway station 8.5 miles (Paddington 1 hour 54 minutes), Honiton/A30 10 miles (Waterloo 2 hours 54 minutes), Taunton 13 miles, Tiverton 15 miles

Exeter Airport 20 miles (London City Airport 1 hour), Exeter city centre 25 miles (All distances and times are approximate)



Knight Frank Exeter  
19 Southernhay East  
Exeter  
EX1 1QD  
[knightfrank.co.uk](http://knightfrank.co.uk)

Florence Biss  
01392 423111  
[florence.biss@knightfrank.com](mailto:florence.biss@knightfrank.com)



## Location

Downmead sits in a fantastic, sought after position in the Blackdown Hills AONB on the edge of Hemyock, a large, historic village with about 4,000 residents. The village boasts a medieval castle, parish church, GP surgery, pub (The Catherine Wheel), primary school and post office/convenience store. The neighbouring village of Uffculme has a library and highly regarded secondary school. The nearby towns of Wellington and Cullompton offer a wide selection of large supermarkets to choose from between them plus a selection of local shops and businesses including dental and veterinary surgeries. The charming market town which is Taunton is also about 13 miles away which offers an excellent range of shopping and recreational amenities. Local transport links are excellent with the M5 only 15 minutes away and both Tiverton Parkway and Honiton station nearby offering regular train services to Paddington and Waterloo.

There is also a good selection of schooling, both public and private nearby including Wellington School in Wellington, Exeter School, Blundells School in Tiverton and Queens and Kings College in Taunton.





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.

## Downmead

Downmead is set on the edge of the charming village of Hemyock, offering exceptional views of the countryside and beyond. It is a good distance from its neighbours, set back from the passing lane and is screened by mature trees and hedging, which provide a high degree of privacy and peace.

The house was built in 1934 and is a lovely example of a good-sized family house of the period. Its front is dominated by two impressive, south facing double storey bay windows which amplify the available natural light to give the interior a wonderful feeling of light and space. The house has been extended and improved to an incredibly high standard over recent years and today is beautifully presented throughout. The most recent refurbishments were undertaken by the current owners and include creating a ground-floor annexe, a further self-contained annexe in the roof space and, most recently, a timber-clad, self-contained holiday studio in the grounds (see below).

The house is now perfectly geared to modern family living. On one side of the central entrance hall is the large, combined kitchen and family room, which has an open fireplace, ample space for separate seating and dining areas and a well-equipped kitchen equipped with a large central island and a range of built-in electric appliances.

On the other side of the hall are the inter-connected cinema and gym/games rooms, which has an integral hot tub in one corner. At the rear of the house is a self-contained one-bedroom annexe.

Upstairs there are a total of five double bedrooms and five bath/shower rooms, four of them en suite. Four bedrooms are on the first floor including a lovely principal bedroom suite with its own dressing room, shower room, WC and west-facing balcony. A suite of attic rooms in the roof space forms a self-contained annexe with its own living room with kitchenette.









## Garden, Grounds and Outbuildings

The house is approached down a long, straight driveway ending at a good-sized parking area in front of the house and beside the attached double garage. There is further overflow/AirBnB guest parking at the start of the drive (total parking space for eight cars). The drive is edged with tall hedges with a level lawn on one side bounded by a stand of mixed native, broadleaf trees. Behind the house is a further level lawn studded with a mix of young specimen trees. On one side of the lawn and arranged along the property's western boundary fence is a summer house, greenhouse and garden store. Directly behind the house is a gravelled area crisscrossed by paved paths with a substantial deck at its centre, which supports a covered bar and barbeque/dining area, from where the lovely views of the surrounding countryside can be fully enjoyed.

## Downmead Studio

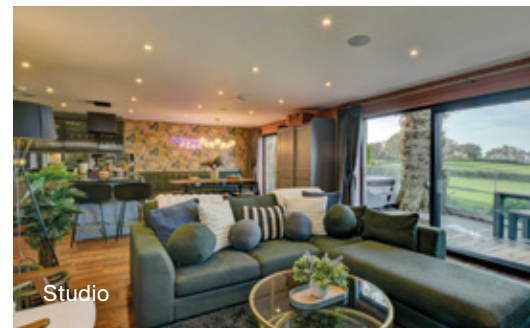
In one corner of the rear garden is a timber-clad and superbly equipped guest studio built a year ago and used as AirBnB holiday accommodation. It has proved extremely popular with guests and is one of the most loved homes on AirBnB, with a top 1% ranking. It incorporates an open plan family room and kitchen with uninterrupted views of the Blackdown Hills through glazed, bifold doors that open onto decking shaded by an old oak tree. It also has two good-sized double bedrooms, one with an en suite shower room plus a family bath and shower room. The studio is mutually private from the main house with a rear, paved courtyard equipped with a small hot tub and decking that just looks out over the surrounding countryside. Guests use the parking at the beginning of the drive, which is connected to the studio via a paved path.

## Services

Mains water electricity. Mains drainage (Downmead). Private drainage (Downmead Studio). Oil-fired central heating. Photovoltaic panels.



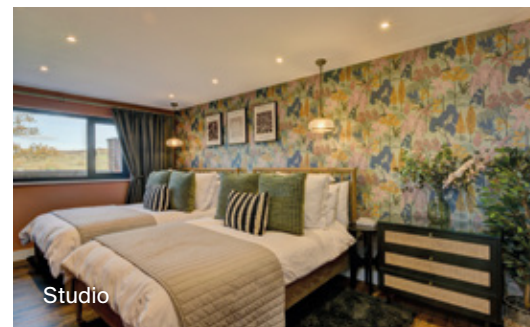
Studio



Studio



Studio



Studio



Studio

## Directions (Postcode: EX15 3RJ)

**What3Words:** music.clues.livid

From Junction 27 interchange on the M5 take the A38 exit, signed to Wellington. Drive for just over three miles and then turn right onto the B3391 towards Culmstock and Hemyock. After reaching Culmstock continue for about half a mile to a crossroads near the far side of the village. At the crossroads turn left onto Fore Street towards Hemyock. After about 120 yards bear right opposite the church onto Hemyock Road, continuing along the B3391. The driveway entrance to the property will be found on the left after two miles, about 100 yards after passing the village sign.

## Property information

**Tenure:** Freehold

**Local Authority:** Mid Devon District Council ([www.middevon.gov.uk](http://www.middevon.gov.uk))

**Council Tax:** Band G

**EPC Rating:** E



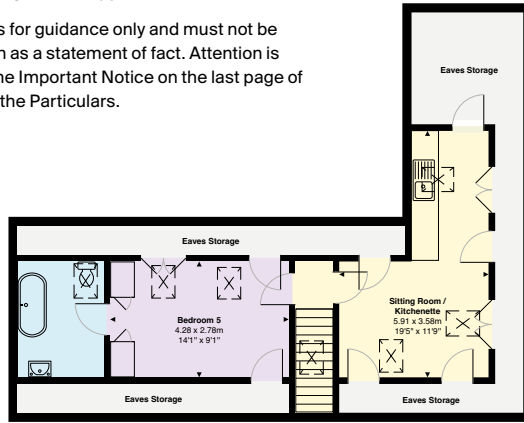


Studio



**Approximate Gross Internal Floor Area**  
**541.6 sq m / 5829 sq ft**  
**(excluding balcony)**

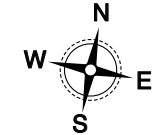
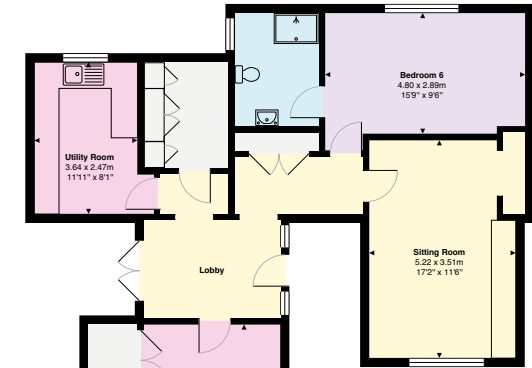
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



**Second Floor**  
 Area: 68.1 m<sup>2</sup> ... 733 ft<sup>2</sup>



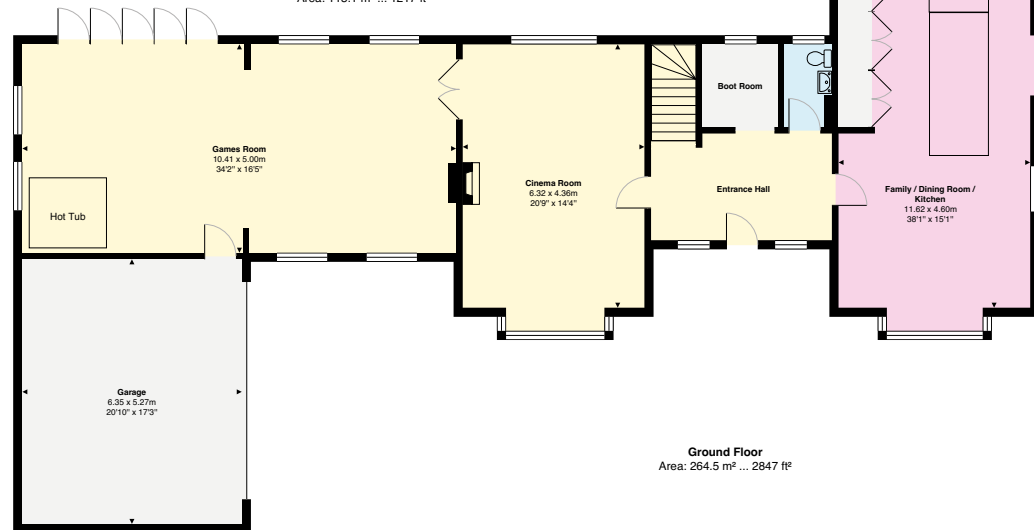
**First Floor**  
 Area: 113.1 m<sup>2</sup> ... 1217 ft<sup>2</sup>



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**Studio**  
 Area: 95.8 m<sup>2</sup> ... 1031 ft<sup>2</sup>



**Ground Floor**  
 Area: 264.5 m<sup>2</sup> ... 2847 ft<sup>2</sup>



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated November 2024. Photographs and videos dated November 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](http://wordperfectprint.com)