



Trood's Cottage

| Clayhidon, Devon

| **Carter Jonas**



Trood's Cottage  
Clayhidon  
Cullompton  
Devon  
EX15 3QF

An abandoned, detached, stone cottage with planning permission for restoration and extension set within a paddock in the Blackdown Hills National Landscape.

In all extending to 0.56 of an acre.

For sale by private treaty.

Carter Jonas



Location

The property is situated close to the Somerset/Devon border in a particularly attractive part of the Blackdown Hills.

Hemyock, which is about two miles to the west, offers a range of shops and services including a school, medical centre, church, post office and traditional pub.

Wellington, Honiton, and Taunton are also all within easy reach, all of which offer a wide range of shopping, social and scholastic facilities.

There is an excellent range of good schools nearby both in the independent and state sectors including Uffculme School, Wellington School, and Queens and Kings Colleges and Taunton School.

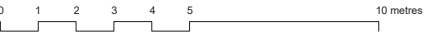
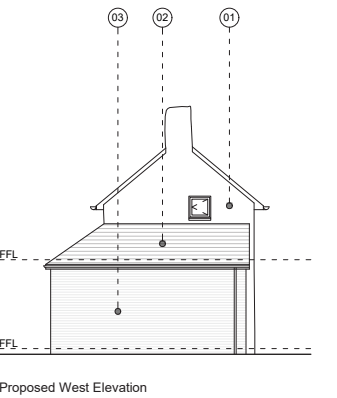
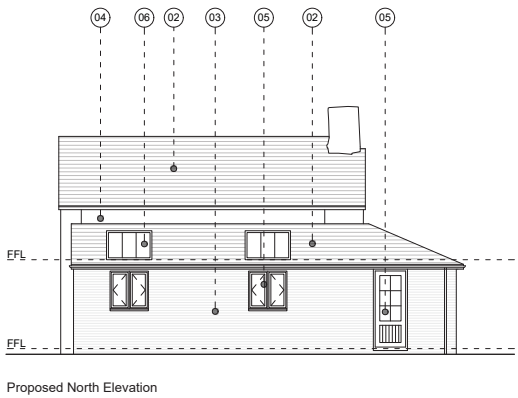
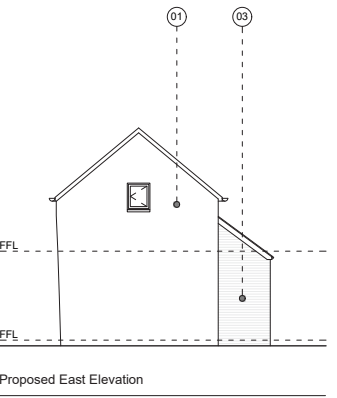
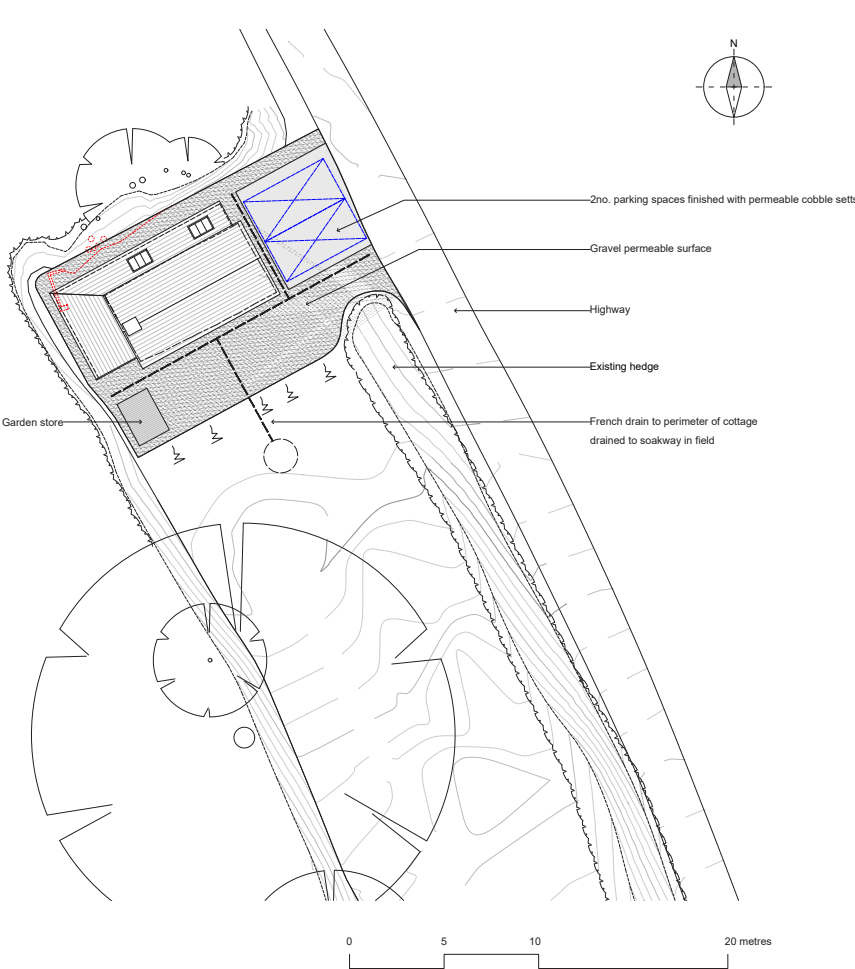
The M5 motorway can be joined at Wellington (J26) and Taunton offers a regular intercity service to London Paddington. The A30 can be joined at Honiton, which also offers a regular intercity service to London Waterloo.

The Property

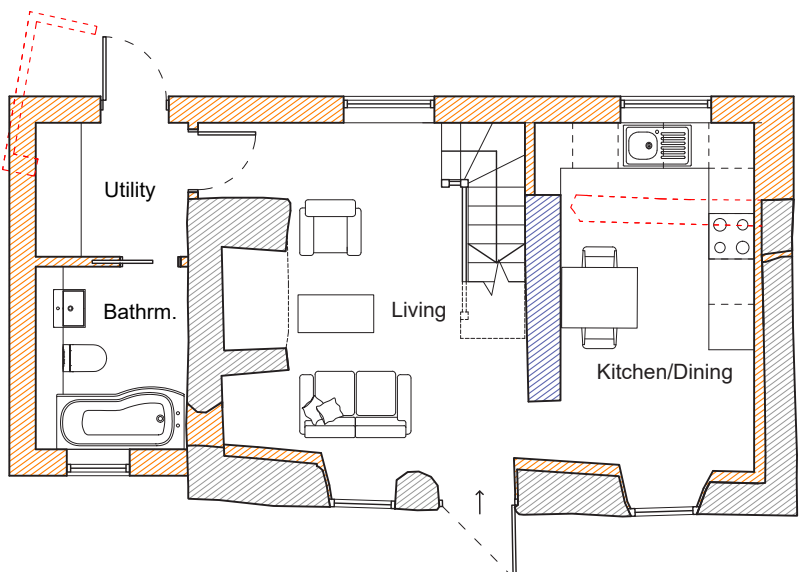
Trood's Cottage comprises an abandoned detached cottage. Planning permission has been granted to restore and add a ground floor extension. The restored property will provide accommodation comprising, on the ground floor, kitchen and dining room, sitting room, bathroom, utility room. On the first floor, there will be two double bedrooms. The plans set out that two parking spaces will be installed to the east of the property adjoining the road, together with a garden store to be erected to the south west of the cottage.



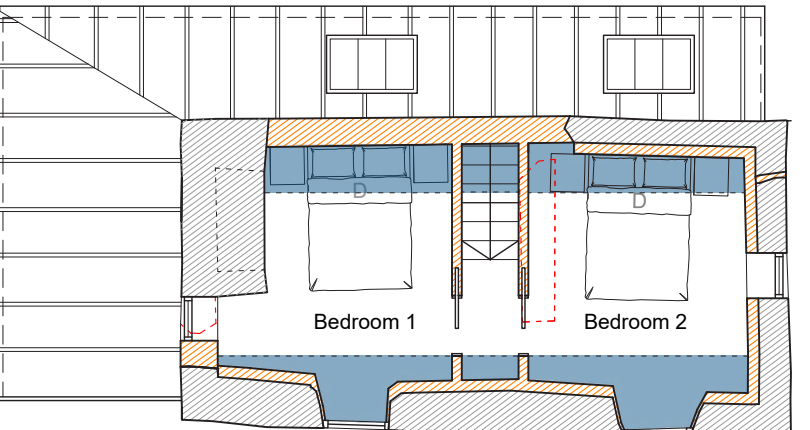
Proposed Site Plans and Elevations



Proposed Floor Plans



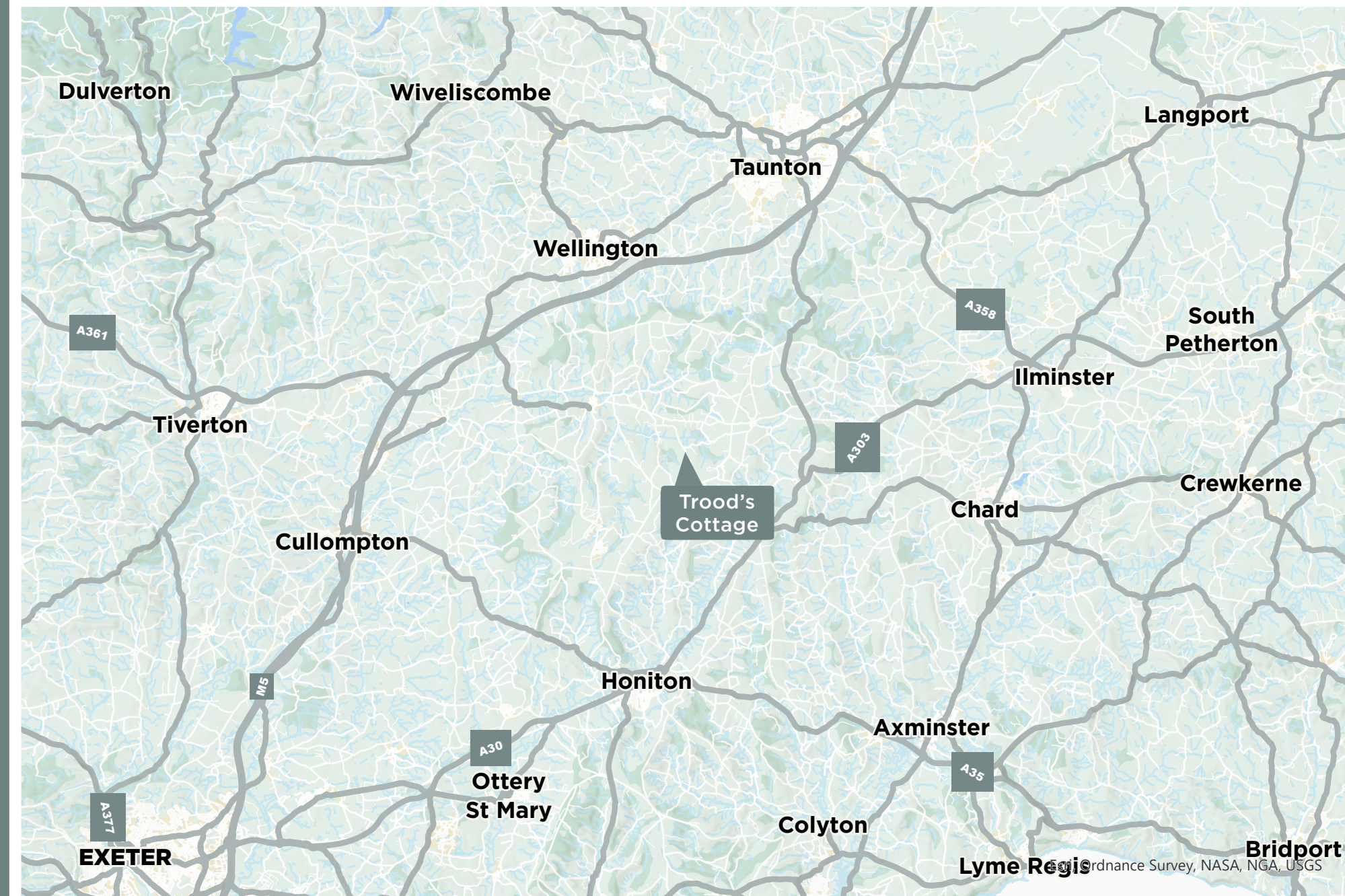
Proposed Ground Floor Plan



Proposed First Floor Plan



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## Method of Sale

The property is offered for sale by private treaty with a guide price of £175,000.

## Tenure & Possession

The freehold of the property is offered for sale with vacant possession available upon completion.

## Planning

Planning permission was granted by Mid Devon District Council in September 2023 for the restoration and erection of an extension to Trood's Cottage and erection of garden shed under application reference 23/01058/FULL.

## Services

The property is not connected to any services. The successful purchaser will therefore need to establish new service connections for the property.

## Health & Safety

Due to the dilapidated condition of the property, potential purchasers are requested to take particular care when viewing. Potential purchasers should not enter the property due to the potentially unstable nature of the elevations and roof.

## Local Authorities

Mid Devon Council  
[www.middevon.gov.uk](http://www.middevon.gov.uk)

## Viewings

Potential purchasers may view the property during reasonable daylight hours after informing the vendor's agents, on 01823 428590, and with a set of these sales particulars in hand. The rear elevation of the property appears to be unstable and should only therefore be viewed from the roadside and not within the boundary of the property. Potential purchasers should not attempt to enter the building due to its apparent unstable condition. Please note the health and safety notice above.

## Directions

From the village of Hemyock, follow signs from Hemyock Methodist Church to Clayhidon, Churchstanton and Churchinford. Take Culmbridge Road, passing Hemyock Post Office on the right-hand side. Continue up and out of the village passing Brookridge Timber on the right-hand side. After about 1½ to 2 miles on this road you will reach a signpost labelled 'Shackles'. Turn right, signed to Bolham Water. Follow this road and turn left at the right-hand bend, signed 'Middleton'. Follow this road down the hill into the valley bottom and up the other side. As the road begins to level out, continue straight on (passing the left turn) and the property will be found shortly thereafter on the right-hand side with reference to the boundary plan.



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## Taunton

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## Important Information

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