



White Gate Farm
Blackborough | Cullompton | Devon | EX15 2HZ

WHITE GATE FARM



White Gate Farm is a beautifully presented five-bedroom detached family home, set on the Blackdown Hills in a rural position with 5.25 acres of land, including level paddocks and private gardens, the property offers endless potential for equestrian use, smallholding, or simply enjoying the peace and freedom of its setting.







KEY FEATURES

Extended and thoughtfully improved, the property offers versatile accommodation, perfect for modern family living, while enjoying the peace and seclusion of open countryside. Despite its idyllic rural setting, the home is conveniently located within just 1.5 miles of the thriving village of Hemyock and its everyday amenities. The location is particularly appealing for families, with the highly regarded Uffculme School within easy reach and a dedicated bus service that stops close by the property. If you are looking for a home that combines beautifully presented accommodation with outstanding lifestyle opportunities, White Gate Farm delivers.

Step Inside

White Gate Farm is a fantastic example of a traditional farmhouse transformed into a stunning family home. Thoughtfully extended and beautifully improved, it offers the perfect balance of sociable spaces to gather, dine and entertain, alongside quieter rooms to relax, work, or unwind in peace. The ground floor benefits from underfloor heating throughout, creating a welcoming ambient warmth. At the heart of the home lies the impressive open-plan kitchen, dining and family room, fitted with a stylish range of integrated appliances, a large breakfast island, quartz worktops, an electric Aga, and elegant feature lighting. With plenty of space for both formal dining and comfortable seating, it's a wonderful setting to enjoy views with doors providing direct access over the gardens and paddocks.

Conveniently located just off the kitchen, the utility room flows into a practical boot room complete with shower and cloakroom, an ideal space for returning from the garden, paddocks, or outdoor pursuits.

A welcoming family sitting room with a wood burner features French doors opening onto the covered veranda, creating a cosy yet light-filled space to relax. Two further reception rooms provide valuable flexibility, ideal for use as a study, snug, games room, or additional living space to suit changing family needs.

The first floor is arranged around a light-filled landing with an atrium window, leading to five well-proportioned bedrooms. There are two principal suites to choose from: the first overlooks the rear paddocks, complete with a recently refitted en-suite shower room and walk-in dressing cupboard; the second enjoys a front aspect with fitted wardrobes and a generous en-suite featuring a freestanding bath and separate shower. Bedroom three also benefits from its own en-suite, while a large family bathroom serves bedrooms four and five. There is a live planning consent to create additional ground floor accommodation that would create an annexe style living space from the existing room off the sitting room to create a new sitting room with en-suite bedroom facility with its own front and back doors.





SELLER INSIGHT

“ White Gate Farm, originally a smallholding, has been a dream home for our family. When we arrived in 2012, our five children were all under 11. We were so excited to find such a beautiful country home with the generous living space that we needed, and with flat land for football, rugby, and cricket, all within reach of great schools.

We have enjoyed the wildlife on our doorstep: deer grazing in our fields, buzzards hovering overhead, hatching our own chicks, and picking endless supplies of blackberries in late summer. We walk our dog into the woods and common straight from our fields, where the children also made many a hideout in their younger years and still carry on our traditional Easter egg hunt.

Over the years, we have had plenty of football and camping parties with campfires and outdoor games. More recently, with the addition of our patio kitchen area, we have enjoyed using the BBQ, pizza oven and firepit, toasting smores well into the summer evenings, watching the sunsets and then star gazing into the huge skies. Inside, our recently extended kitchen provides for wider family celebrations, and there is plenty of space for everyone to get involved in the cooking and baking, especially at Christmas time.

We are surrounded by beautiful destinations, with Dartmoor and Exmoor within easy reach and a variety of beaches along the north Devon coast. Locally, there are many sports clubs, pubs, music festivals and walks in the Blackdown Hills, such as at Culmstock Beacon. We generally work from home and can access the M5 or nearby train station within 15 minutes when needed.

Now most of our children are young adults, it is time for us to move onto the next chapter of our lives, but as a family, we have made many memories here that will be cherished for years to come.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















STEP OUTSIDE

White Gate Farm occupies 5.25 acres of level land at the top of the Blackdown Hills. A five-bar gate opens onto a generous gravelled driveway, giving direct access to the paddocks and leading up to the front of the house. A detached triple garage/carport provides secure parking and storage, complete with power and lighting, and also houses the treatment system for the private water supply.

To the rear of the house lie two enclosed paddocks, visible from many of the main rooms, together extending to around 4.4 acres. Offering great versatility, they are well suited to a variety of uses (subject to any necessary consents). A secondary driveway provides additional access to one of the paddocks, and there is ample space for the potential erection of stables or other facilities (STP).

The gardens wrap around the property, with the largest area lying to the side and accessed directly from the kitchen/family room. Here, an impressive outdoor living space has been created, featuring an extensive patio, a large pergola adding character and shade, hand-built seating areas, built-in lighting, an outdoor sink, fire pit, pizza oven and BBQ – perfect for entertaining or relaxing. Beyond this, an open lawn area includes two sheds and a more secluded section towards the front, currently home to a chicken run and additional log storage. To the front of the house lies a charming enclosed garden with a traditional well. Together, the gardens and grounds provide privacy and seclusion while making the most of the surrounding countryside views.

Location

Despite its idyllic rural setting, the home is conveniently located within just 1.5 miles of the thriving village of Hemyock, which offers everyday amenities including a doctors' surgery, primary school, post office, village shop, pub, and a strong sense of community. The location is particularly appealing for families, with the highly regarded Uffculme School within easy reach and a dedicated bus service stopping close by the property.

The property lies within the Blackdown Hills Area of Outstanding Natural Beauty, with endless opportunities for walking, cycling, and outdoor pursuits right on the doorstep. Excellent road links are nearby, with easy access to the M5 motorway at Junction 27 (Tiverton), along with a mainline railway station at Tiverton Parkway, providing regular services to Exeter, Bristol, London Paddington and beyond. The towns of Honiton, Wellington, Taunton and Tiverton all offer a wider range of shopping, leisure, and schooling options.











INFORMATION

Notes/Services

Mains electricity, private water from a bore hole (with additional source from the well) private drainage, oil fired central heating.

The property is currently connected to Star Link. We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

Japanese Knotweed was previously identified at the property. It has been professionally treated and was covered by a 10-year guarantee. Documentation is available for inspection.

Directions

Using What3words - sprinkler.kettles.spinning

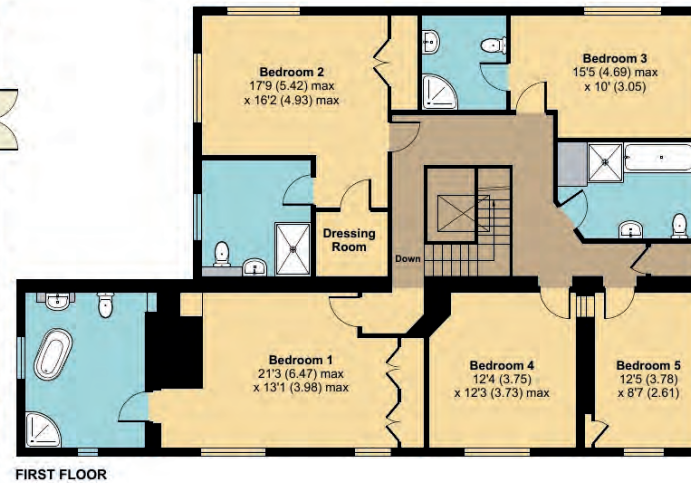
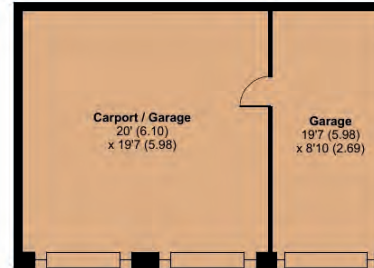
Blackborough, Cullompton, Devon, EX15

Approximate Area = 3601 sq ft / 334.5 sq m

Garage = 572 sq ft / 53.1 sq m

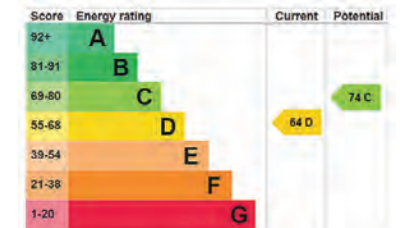
Total = 4173 sq ft / 387.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Webbers Property Services REF: 1360661

FINE & COUNTRY



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