



Laurel House



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Wressling, Kentisbeare, Cullompton, EX15 2AS

Cullompton/ M5 (J28) 2.5 miles, Tiverton Parkway 8 miles,
Exeter 15 miles

An immaculately presented country home
in a pleasant rural location with superb
gardens.

- Impressive Modern Home
- 2491 SqFt of Accommodation
- Rural Yet Accessible
- Three Reception Rooms
- Four Bedrooms
- Three Bathrooms (Two En Suites)
- Extensive Mature Gardens
- Approximately 1 Acre Plot
- Council Tax Band F
- Freehold

Guide Price £850,000

SITUATION

The property is located on the fringes of the well-regarded village of Kentisbeare, with a local shop/post office, The Wyndham Arms pub, a primary school, church and village clubs. This area within the Culm Valley, boasts a beautiful backdrop of the Blackdown Hills and is a very popular part of the countryside enjoying fantastic accessibility to nearby towns and main roads.

Cullompton is the nearest town and is well located for access to the M5 (Junction 28) and the nearby Tiverton Parkway Station, providing direct rail and mainline links to London Paddington. The motorway provides convenient access either northwards to Taunton and beyond or to Exeter and the remainder of the southwest peninsula. The university and cathedral city of Exeter provides an excellent range of amenities, with extensive shopping and recreational facilities plus Exeter International Airport just two miles east of the city.

There is a range of fantastic private and state schooling nearby including Wellington School and the renowned Blundell's School at Tiverton, which offers discounts to local students. The property is also within the popular Uffculme School catchment area, which has an outstanding Ofsted report.

DESCRIPTION

Laurel House is an impressive, extended family home situated in approximately an acre of ground with an abundance of accommodation. The property is located in a rural yet accessible location with an excellent outlook across the surrounding countryside and superb landscaped gardens.



ACCOMMODATION

There is exceptional reception space on the ground floor, with the entrance hallway giving access to several of the principal rooms. The sitting and dining room both enjoy bay windows to the front of the property with the sitting room benefitting from a woodburning stove and double doors opening onto the rear gardens. The spacious kitchen/breakfast room offers a range of country style wall and base units with built in dishwasher and under counter fridge as well as a breakfast bar, large double oven and access into the drawing room and utility. The commanding drawing room enjoys a dual aspect with raised ceiling, double doors opening onto the landscaped garden, electric fireplace and solid wood flooring throughout. In addition, the utility offers space for an American style fridge/freezer and washing machine and continues into the downstairs cloakroom and boot room with rear access to the garden.

On the first floor are four double bedrooms with the master enjoying a southerly aspect, built in wardrobes, access to a balcony overlooking local farmland and a modern en-suite comprising of an oval bath, shower, bidet, WC and floating vanity unit with inset wash basin. The guest bedroom benefits from built in storage as well as an en suite comprising a shower, wash basin and WC. The family bathroom enjoys an aspect to the side and comprises a corner bath with shower over, WC and wash basin.

OUTSIDE

A gated driveway is located at the front of the property and offers parking for numerous vehicles and access to the double garage with power and lighting.

The gardens are located at both the front and rear of the property with the formal garden lying to the rear. Mainly laid to lawn with hedgerow to one side and planted borders housing a variety of mature plants and shrubs, the garden benefits from a filtered pond with external power point nearby, a variety of seating areas to make the most of the days sunlight and gated access to the additional pebbled yard area offering separate vehicular access to the lane and several wooden storage sheds.

To the front are beautiful, mainly lawned gardens split into three sections with the first offering an array of mature plants, flowers and shrubs. A vegetable patch with fourteen beds producing a variety of fruit, flowers and vegetables then leads to the re-wilded flower meadow at the base of the garden offering separate vehicular access. There are four taps servicing each area with water supply plus a double skinned wooden storage shed with power and internet connectivity. In total the property sits in 1 acre of land.

SERVICES

Mains Electric, Water and Drainage. Oil Fired Central Heating

VIEWINGS

Strictly by appointment with the agents please.

DIRECTIONS

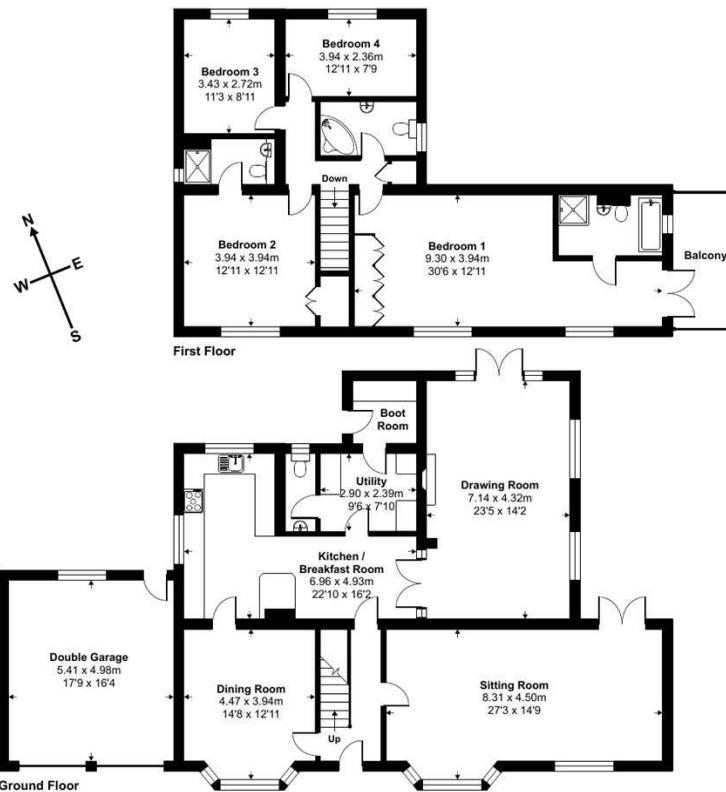
From the M5, exit at junction 28 (Honiton/Cullompton/B3181) and take the Honiton Rd/ A373 towards Honiton. Continue straight, passing Mole Valley Farmers and Fordmore Farm Shop, and take the second left signposted Goodford Mill Fishery and Wressing. Continue straight on the lane and after 3/4 mile, proceed straight at the crossroads. After passing through the Ford, the property can be found on your right after a third of a mile.

what3words: //from.blackbird.conga



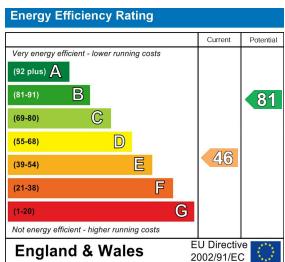
Approximate Area = 2782 sq ft / 258.4 sq m (includes double garage)

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Stags. REF: 878878



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