



The Coach House



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New Street, Cullompton, Devon, EX15 1HA

Cullompton Town Centre | M5 J26 0.7 Miles | Tiverton Parkway 6 Miles |
Exeter Airport 13 Miles

Secluded five bedroom property in the heart of Cullompton

- Detached 4/5 Bedroom Home
- Character Features
- Open Plan Kitchen/Dining Room
- Walking distance to town centre
- Large Outbuildings with potential STP
- Two Bathrooms
- Large Garden
- Ample Parking
- Council Tax Band D
- Freehold

Guide Price £385,000

DESCRIPTION

The Coach house is located in the heart of Cullompton, set back from the road giving a secluded feel to the property, whilst offering character and charm internally.

The property offers upside-down living across four well-proportioned bedrooms, two family bathrooms, a spacious sitting room with vaulted ceilings and double doors out to the garden, a study/ fifth bedroom and an open-plan kitchen/dining room with modern amenities.

Externally, the gated driveway offers parking for multiple vehicles and gives access to a garage, workshop and store with power and lighting. Beyond, the lawned garden wraps around the side and rear of the property offering a wonderful space for families.

SERVICES

Mains electricity, water, gas and drainage. Gas Central Heating.

Ofcom predicted broadband services - Standard: Download 17Mbps, Upload 1Mbps.

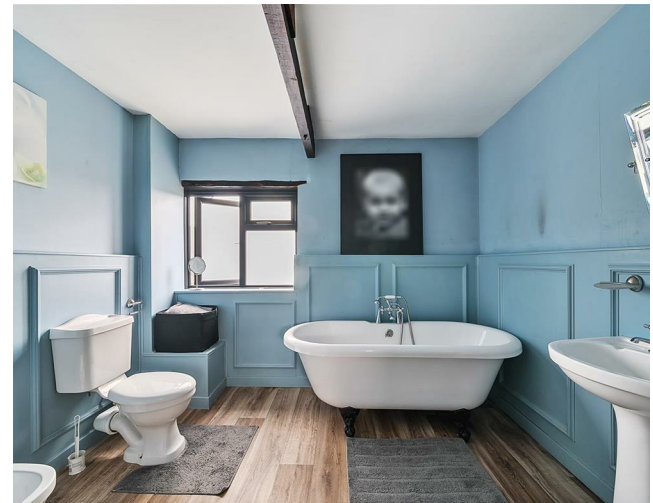
Superfast: Download 80Mbps, Upload 20Mbps. Ultrafast: Download 1800Mbps, Upload 900Mbps.

Ofcom predicted mobile coverage for voice and data: Internal – Three, EE (Limited), O2 (Limited) and Vodafone (Limited). External – EE, Three, O2 and Vodafone.

Local Authority: Mid Devon District Council. Cullompton Conservation Area

DIRECTIONS


From M5 J26, head west on the B3181 towards Cullompton, proceeding over the two roundabouts. At the traffic lights, turn left remaining in the B3181/ Fore Street. After 500 yards, just after The Hayridge Devon Centre/ Cullompton Library, turn right onto New Street. After a short distance, 35 yards, the driveway will appear on your right and the property is located at the end of the drive.





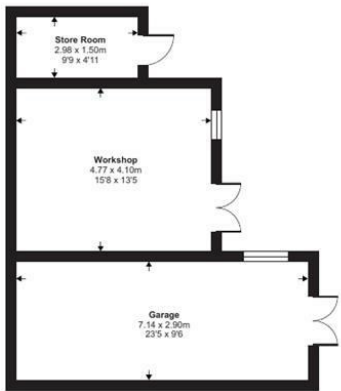
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		59	
(49-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

19 Bampton Street, Tiverton,
Devon, EX16 6AA

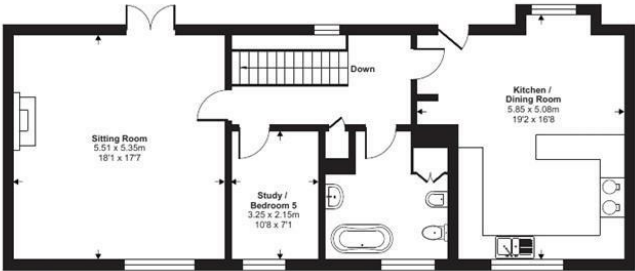
tiverton@stags.co.uk
01884 235705



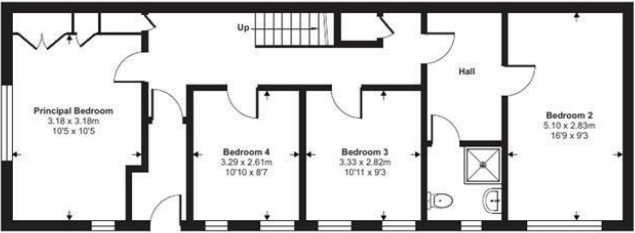
Approximate Area = 1715 sq ft / 159.3 sq m
Outbuilding = 475 sq ft / 44.1 sq m
Total = 2190 sq ft / 203.4 sq m
For identification only - Not to scale



Outbuilding 1 / 2 / 3



First Floor



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Stags. REF: 1304460



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