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## Spring Cottage



M5(J27) Tiverton Parkway Station |  
Taunton 19 miles | Exeter 16.5 miles

## A delightful three bedroom property on the outskirts of the popular village of Uffculme.

- Cosy Barn Conversion
- Uffculme School Catchment Area
- Three Bedrooms
- Walled Garden
- Ample Off Street Parking
- Bioethanol Eco Friendly Burner
- Popular Location
- Single Garage
- Council Tax Band D
- Freehold

Offers In Excess Of  
£415,000

### SITUATION

The village of Uffculme has a good range of local amenities including a post office, general store, church, village hall, sports field, public house and doctors surgery. There is a popular primary school and the renowned Uffculme 'Outstanding' Ofsted secondary school. Excellent private schools at Wellington, Exeter and Taunton including Blundell's at Tiverton. The M5 motorway is a short drive from Uffculme along with Tiverton Parkway Railway Station providing a fast mainline service to London Paddington in 2 hours and The Midlands.

### DESCRIPTION

Spring Cottage was converted from the barns to Bridwell Country House, set in its own 100 acre parklands with free-roaming deer. The Parklands and Orangery Café are open to the public and welcome dogs on leads.

This country cottage has been renovated throughout whilst still boasting character features. There are three double bedrooms, the master benefitting from an en-suite, and a modern family bathroom to the first floor. The ground floor benefits from a large sitting room, kitchen diner plus a spacious porch.

There is also a garage and dedicated parking for several cars to the front and a private walled garden adjoined.

### ACCOMODATION

The property greets you into a bright and spacious porch. Stepping into the sitting room, wooden beams create a feature and the faux chimney breast with multifuel burner brings warmth to the room. Meanwhile the dual aspect windows allow plenty of light to flood in.

The kitchen supplies wall and base units across three walls with integrated appliances to include an electric oven and

four-ring gas hob. Large windows overlook the front courtyard whilst windows over the sink overlook the walled garden.

On the first floor, a wide square landing creates a light and airy space. The family bathroom has been refurbished to a high standard with country sage panelling lining the walls, a magnificent rolltop bath, separate shower cubicle and WC. Bedroom One offers dual aspect windows, a built in wardrobe and the benefit of a modern shower room en-suite with decorative mosaic tile surround. Bedroom Two is a large double with front aspect views overlooking the Old Bridwell courtyard. Bedroom Three is a double room currently used as a home office, overlooking the fields beyond.

### OUTSIDE

Spring Cottage has a huge benefit over the other properties within the development as it has its own adjoined garden accessed via a delightful stone arch and wrought iron gate. There is assigned parking to the front of the property as well as a single garage within the courtyard.

### SERVICES

Mains water, electricity and drainage. Gas central heating

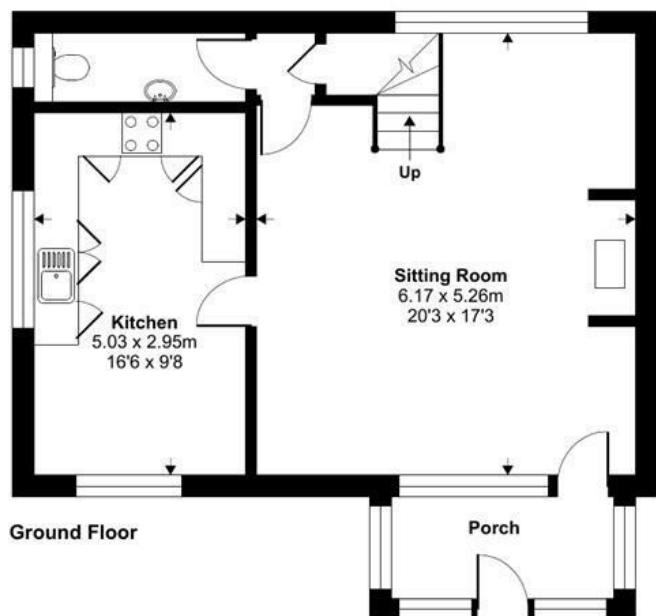
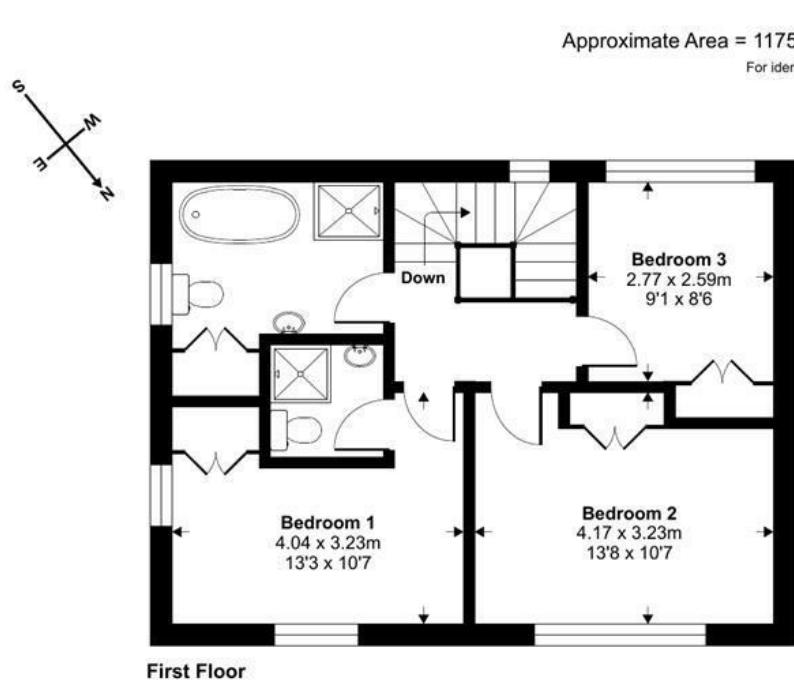
### VIEWINGS

Strictly by appointment only via the agent.

### DIRECTIONS

From J27 on the M5, take the A38 towards Waterloo Cross. At the Waterloo Cross Roundabout, take the second exit along the B3181 towards Uffculme. Approximately 1 mile along the B3181, turn left onto Bridwell Avenue. Continue along this road passing the rear gated entrance to Bridwell Park and take the next left into Old Bridwell. Spring Cottage is the first property on the left within the courtyard.





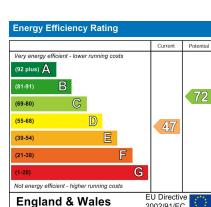
Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nliche.com 2023.

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These particulars are a guide only and should not be relied upon for any purpose.

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