



Stag Cottage



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Bradfield, Cullompton, Devon EX15 2QU

Cullompton/M5 (J28) 2 miles, Tiverton Parkway Station 4.5 miles, Tiverton 12 miles, Exeter 16 miles

An attractive and spacious family home with extensive south facing gardens.

- Rural yet Accessible Location
- Close to Local Amenities
- Spacious Accommodation
- 4 Double Bedrooms
- Kitchen/Breakfast Room
- 3 Reception Rooms
- Large Established Gardens
- Double Garage & Studio

Guide Price £695,000

SITUATION

The property is set in an accessible location close to Willand Old Village. Willand itself offers a range of amenities including a highly rated pre-school and primary school, Post Office, village shops, church, public house and village hall. A wider range of amenities can be found in the nearby market towns of Tiverton and Cullompton, including both private and state schools.

DESCRIPTION

Stag Cottage is a delightful family home which has been sympathetically updated and extended over recent years to provide spacious and versatile accommodation. The property has established gardens and views across open countryside.

ACCOMMODATION

The entrance hall opens into a large kitchen/breakfast room, comprising a Moorlands kitchen with wall and base units with granite work surfaces, Stanley gas cooker, electric oven and hob, built-in dishwasher, built-in fridge, and space for a microwave. Windows overlook the front and rear of the property and there are exposed beams throughout.



Adjoining the kitchen is the dining room, with a door to the garden and stairs leading to the first floor. The sitting room benefits from an inglenook fireplace with gas log burner, bread oven and slate hearth, with exposed brickwork and beam over. The dual aspect family room has large windows to the side and rear, and double patio doors leading to the gardens. Also on the ground floor is a study, a utility room and a cloakroom.

Stairs lead to the first floor, with four double bedrooms. There are built-in storage cupboards along the landing and exposed beams throughout the first floor. The master bedroom enjoys a dual aspect with views across the surrounding countryside, as well as benefitting from an en suite shower room. There are three further double bedrooms, all of which have views across the gardens. Also on the first floor is the family bathroom, fitted with a panelled bath with shower over.

OUTSIDE

Accessed from a country lane, the property benefits from a large parking area with space for several vehicles. There is also a large double garage and spacious studio with electric up-and-over door, power and light.

The south facing gardens are a particular feature of the property and primarily laid to lawn, interspersed with various borders and shrubs. There is an area of patio, a feature pond and a pergola, as well as various fruit trees, a vegetable plot, a garden shed and a greenhouse with power available. The gardens are enclosed by post and rail fencing.

SERVICES

Mains electricity and water. Gas central heating. Private drainage.

VIEWING

Strictly by appointment with the agents please.

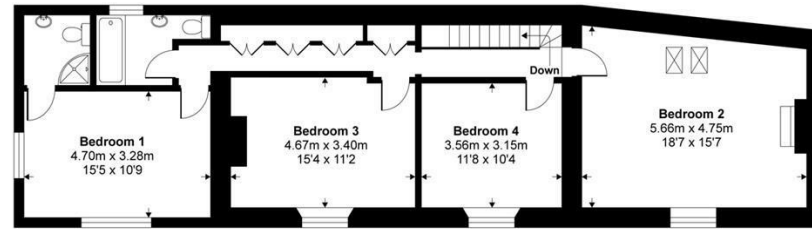
DIRECTIONS

From Junction 28 of the M5 follow signposts to Cullompton. At the T-junction in Station Road turn right towards Willand and Uffculme. Continue over the motorway bridge turning immediately right opposite the petrol station. Continue along this road and as the road bends around turn right signposted Bradfield. Continue through the village, proceeding over the bridge and bearing right, continue along this road where the property will be found on the right.

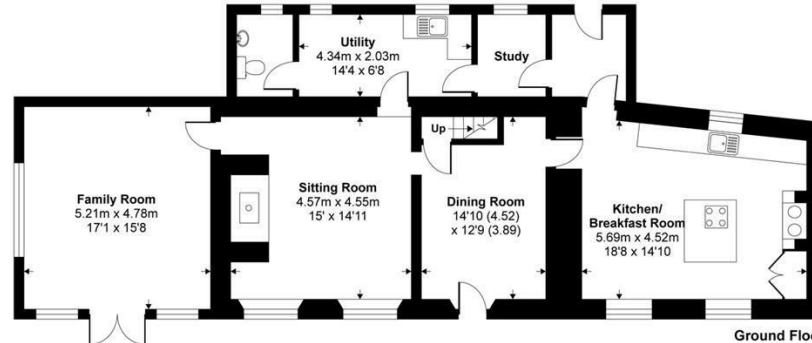
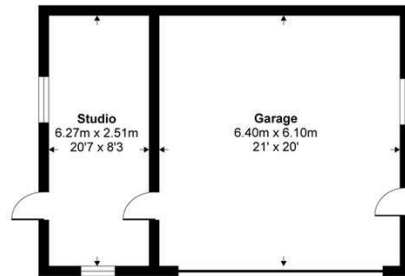


Approximate Area = 2849 sq ft / 264.7 sq m (includes studio & garage)

For identification only - Not to scale



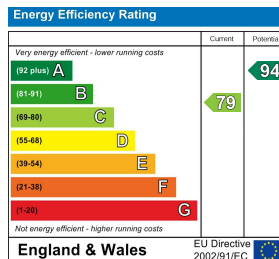
First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Stags. REF: 279341



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