



Cottage Kennels



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Brithem Bottom, Cullompton, EX15 1NE

Cullompton/ M5 J28 3.5 Miles | Tiverton 4.5 Miles | Tiverton Parkway Station 5 Miles

An idyllic detached three-bedroom cottage set within just over 4 acres with no near neighbours, surrounded by fields. Potential for kennels business.

- Detached Period Cottage
- Three Bedrooms. Two Bathrooms
- Very private/ No Near Neighbours
- Kennels Business Potential
- Range of outbuildings/ Former Kennels
- In all 4.2 Acres
- Two Reception Rooms
- M5 J28/ Cullompton 3.5 Miles
- Council Tax Band E
- Freehold

Guide Price £600,000

## SITUATION

The property lies in a convenient location on the edge the popular hamlet of Brithem Bottom, between Tiverton and Cullompton. The M5 is accessible at either Junction 28 (Cullompton) or Junction 27 (Tiverton). Alongside the latter, sits Tiverton Parkway Train Station, offering mainline rail access to London. An excellent range of amenities can be found in Cullompton and Tiverton, with supermarkets, independent shops and schools. The village of Halberton, 2 miles, has local amenities including an excellent farm shop and café, as well as a public house and church. Exeter is approximately 15 miles.

The property offers the rare combination of idyllic country hamlet location set amongst unspoilt countryside, but whilst maintaining convenience of access to the major road and rail networks.

## DESCRIPTION

The property provides a rare opportunity to purchase a rural retreat with no near neighbours with improvement/ extension potential, as well as scope to reinstate the former kennel business, with its large range of outbuilding providing opportunities of the other uses, subject to the required permissions.



## ACCOMMODATION

The cottage offers versatile accommodation with an initial entrance hall giving access to the main house and bedroom 3/ potential annexe.

The dual aspect kitchen/ breakfast room sits centrally within the property and offers a range of fitted wall and base units with laminate work surface and space for appliances. Beyond lies the sitting room with double doors leading through to the lounge with external access. From the entrance hall, to the north-east end of the property sits bedroom three with a useful utility/ potential kitchen beyond, with double doors leading to the garden. A ground floor bathroom with bath, wash basin and WC can be found off the entrance hall.

The first floor offers two good-sized double bedrooms with a further family shower room with wash basin & WC.

## OUTSIDE

The property is set within 4.2 acres of gardens and paddocks, with both formal and informal parking areas and multiple outbuildings, offering ample space for further landscaping and scope for business use, dependant on requirements and necessary consents.

The property is approached via a track with the entrance opening into an enclosed parking area with the cottage beyond. The cottage is surrounded by established mainly lawned gardens and cottage-style borders. Beyond the cottage and kennels, the main area of the land opens up into an enclosed level exercise paddock.

Two kennel blocks and further outbuildings have potential for replacement or improvement, subject to consents.

## SERVICES

Mains electricity. Private water via well. Private drainage via septic tank. Oil Fired Central Heating.

Ofcom predicted broadband services - Standard: Download 4Mbps, Upload 1Mbps. Vendors currently utilised Starlink services  
Ofcom predicted mobile coverage for voice and data: Internal (Limited) – EE, Three, O2 and Vodafone. External – EE, Three, O2 and Vodafone.  
Local Authority: Mid Devon District Council.

## VIEWINGS

Strictly by appointment with the agents please.


## DIRECTIONS

From Junction 28 of the M5, travel into Cullompton and follow signposts to Willand at the first roundabout. Continue straight over the mini roundabouts and take the first turning left at Five Bridges after leaving Cullompton, signposted Brithem Bottom. Continue into the village and take the 2nd right turn opposite Store Cottage. Proceed for half a mile along this road and the Stags sign for Cottage Kennels will be found on the right side of the left bend. Follow the track down to the property.



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.



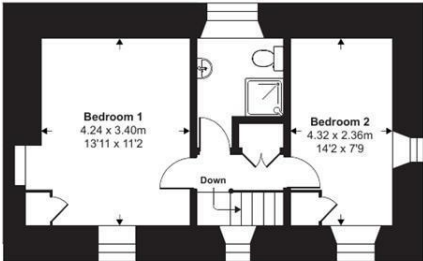
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			<b>43</b>
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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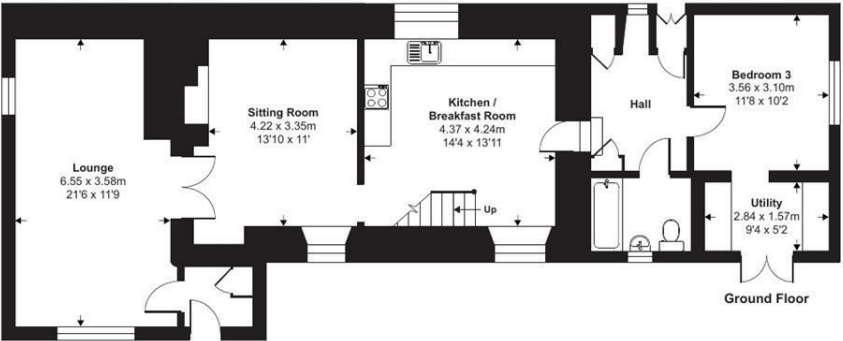
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Approximate Area = 1431 sq ft / 132.9 sq m (Includes Annexe)  
Outbuilding / Kennel Blocks = 5128 sq ft / 476.4 sq m  
Total = 6559 sq ft / 609.3 sq m  
For identification only - Not to scale



First Floor



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1300266