



Marfield House



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Brithem Bottom, Cullompton, Devon, EX15 1NB

M5 J28/ Cullompton 2.5 Miles | Tiverton 4 Miles | Tiverton
Parkway 6 Miles

An attractive and well-presented country home and smallholding with potential, situated in an idyllic country location just 2.5 miles from M5 J28 Cullompton.

- Detached, Four Bedroom House
- Double Garage & Parking
- Former Agricultural Outbuildings
- Idyllic Country Location with Views
- Potential for Extension/ Development
- Kitchen/ Dining Room
- In All 2.24 Acres
- Paddock & Gardens
- Council Tax Band E
- Freehold

Guide Price £750,000

SITUATION

The property lies in a convenient location within 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 14 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

This attractive smallholding comprises of a well-presented modern house with double garage and long drive, together with gardens, paddock and former agricultural outbuildings. In all the property is 2.24 acres and offers potential to extend and develop, subject to the necessary consents.

Surrounded by fields, with open views, the property offers a high level of privacy whilst being a short distance from amenities.



ACCOMMODATION

The front door opens in to a hallway giving access to all principal rooms. The spacious sitting room is located to the front of the property with bow window and feature fireplace, whilst to the rear lies the well-proportioned kitchen/ dining room. The kitchen area offers wall and base units, laminate worktops and tiled backsplash with integrated electric hob and double oven. The adjoining dining area offers ample space for a dining table and chairs and benefits from sliding doors to the rear patio. Wood-effect vinyl flooring runs through from the kitchen to the utility room offering further base units with space for additional appliances and a cloakroom with WC beyond. The utility provides access to both the rear garden and garage.

From the hallway, stairs rise to the first-floor landing giving access to the four bedrooms and family bathroom. The well-proportioned master bedroom has a southerly aspect and benefits from built in shelving and hanging space. The family bathroom offers a large walk-in shower unit built-in vanity unit and WC.

OUTSIDE

The property is accessed from the road via a wide entrance. To the left, over a cattle grid, the driveway leads to the house, whilst to the right there is gated access to the field and barns beyond. The driveway to the house leads up to the property with a large parking/ turning area providing space for several vehicles and access to the double garage, with power, lighting, up and over door, as well as an internal door to the house.

Attractive and well-maintained gardens surround the house on all sides with immediate views over the adjoining fields and wider countryside. To the rear, is a paved seating and entertaining space with raised flower and vegetable beds, whilst to the side is a small orchard.

Beyond the rear gardens, the paddock runs to the north and is enclosed by hedging. Two former agricultural buildings are located with the grounds; a Dutch barn and former chicken house, both offering potential for other uses, subject to relevant permission. In addition, there is a concrete yard with former piggery buildings.

The property has an outstanding position with south and westerly views over open countryside, providing the perfect back drop to this superb smallholding.

SERVICES

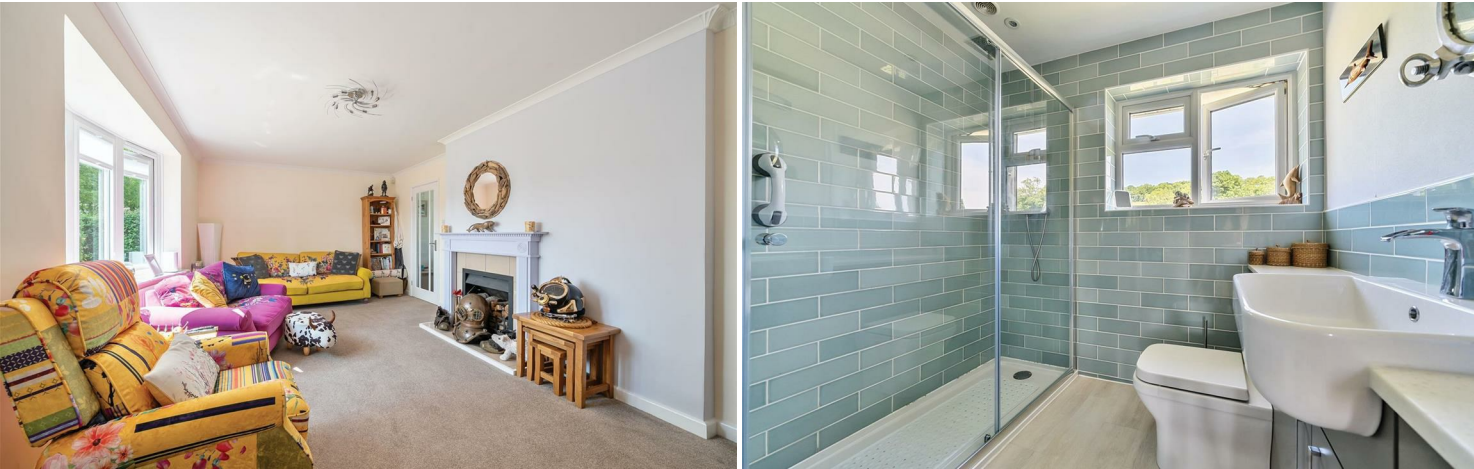
Mains electricity and water. Private drainage via Klargester Alpha Septic Tank. Oil fired central heating.
Ofcom predicted broadband services - Standard: Download 1Mbps, Upload 1Mbps. Ultrafast: Download 900Mbps, Upload 900Mbps.
Ofcom predicted mobile coverage for voice and data: Internal (Limited) - 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 Cullompton, proceed on the B3181 towards Willand. Passing 'The Steamer Coffee House & Kitchen', take the next left, signposted Brithen Bottom/ Ash Thomas. Continue on this lane for approximately 1.2 miles. As you enter the hamlet, remain on this road turning next left, follow this road for 0.1 miles and the entrance can be found on the right.



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.

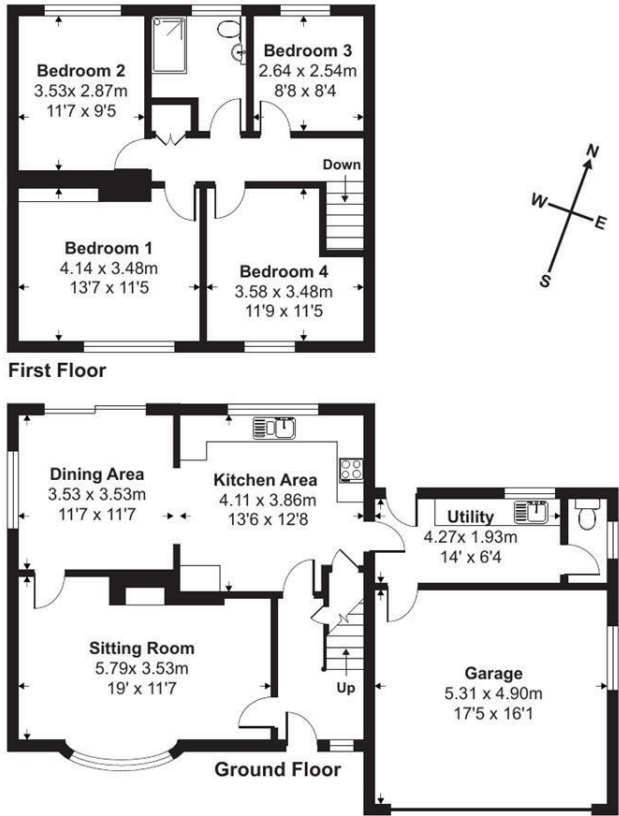


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	65	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Approximate Area = 1702 sq ft / 158.1 sq m (includes garage)
Outbuilding(s) = 2971 sq ft / 276 sq m
Total = 4673 sq ft / 434.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1295197