



1 Grants Cottages Stoneyford, Cullompton, Devon, EX15 1NU

Price £275,000

Leasehold Council Tax:B

STUNNING REFURBISHED COTTAGE - Must be viewed! This impressively spacious TWO double bedroom family home built in the Georgian Period around 1780, has now been sympathetically modernised to the highest level while maintaining and improving many original features.

The accommodation comprises an eye catching canopy entrance porch leading into the entrance hall with stairwell leading to the first floor and doors leading to the stunning sitting room with stunning fireplace featuring a cast iron fire log burner and solid oakwood window seating. The kitchen has been improved to now offer a breakfast and dining area that achieves a balance of country cottage ambience with a modern twist with eye catching units and worktops and polished copper fixings and a door which leads to a large pantry.

Upstairs, the first floor offers two double bedrooms, both with built in wardrobes, and an inner lobby area used as an office, with a door to the white suite bathroom with a luxury roll top bath and shower cubicle.

Outside, the property offers a utility room for the washing machine and tumble dryer and combi boiler while the front garden provides a sizable plot with a hedge boundary and shingle stone parking for two vehicles and pathway leading to the property.

Stoneyford is situated on the outskirts of Cullompton to the east of the town centre positioned off the M5 within easy access to Exeter City Airport and City centre, while Cullompton provides many shops services, doctors surgery, Tesco and Aldi superstores and schools and the superb Mole Valley Farmers store just 150 metres away.



- Stunning Refurbished Family Home
 - Gregorian Built Era House
 - Two Double Bedrooms
- Stunning Kitchen/Breakfast/Dining Room
- Warm and Cosy Sitting Room with Log Burner
- Luxury White Suite Bathroom/Shower Room
- Large Larder Cupboard and Utility Room
 - Parking for two Vehicles
 - Large Front Garden
- Walk to Cullompton Town Centre

Canopy Entrance Porch
With composite entrance door,
leading to

Entrance Hall
Leading with stairs to first
floor landing and doors
leading to

Sitting Room
A wonderful reception room
that has been completely
refurbished offering new lime
rendered walls now offering a
cosy seating area enticed with
a stunning feature fireplace
with log burner and slate
hearth complimented with an
anthracite feature radiator, t.v.
and telephone point,
consumer unit and Elmwood
window seating under a uPVC
double glazed window to front
aspect.

Kitchen/Breakfast/Dining
Room
A stunning modern fitted
kitchen offering eye catching
features with a square edge
solid oak worktops with
cupboards and drawers under
and a butler sink with polished
copper mixer tap, space and
plumbing for dishwasher,
space for freestanding range
master oven with five ring gas
hob and space for tall
freestanding fridge/freezer
with anthracite feature
radiator, solid Elmwood
seating under the uPVC
double glazed window to front
aspect. Large central island
with a range of cupboards
with pull out recycling units
and integrated chopping

board. Open plan to the dining
area with space for a large
table and chairs, tiled flooring
and door leading to Pantry.

Pantry
A useful large walkin storage
cupboard with window to rear
aspect offering multiple
shelving storage space under
stairs.

First Floor Landing
Leading with doors leading to

Bedroom One
A large double bedroom
offering two sets of built in
sliding double door wardrobe
cupboards, anthracite feature
radiator, solid Elmwood
seating under a uPVC double
glazed window to front aspect.

Bedroom Two
A good sized double bedroom
offering two built-in wardrobe
cupboards and anthracite
feature radiator with uPVC
double glazed window to front
aspect.

Office/Study Area
A useful space currently used
as an office with anthracite
feature radiator, data point and
telephone point, loft hatch
leading to the king post truss
roof attic space, Doors leading to

Family Bathroom/Shower
Room
A stunning luxury white suite
comprising of a roll top clawed
feet bath tub with mixer tap
and shower hose attachment
over, large walk-in double
shower cubicle with rain head

and mains shower and glass
screen, low-level w.c., wash
hand basin with mixer tap,
lamine wood flooring with
anthracite feature radiator, part
panelled walls with shelving,
inset spotlighting, extractor
fan, and uPVC double glazed
window to front aspect.

Utility Room
A good size room that offers
potential to incorporate into
the main accommodation if
required with a wall mounted
Worcester Combi-boiler with
three years remaining on the
guarantee servicing hot water
and heating, space and
plumbing for washing machine
and tumble dryer with further
area for storage.

Front Garden
To the front of the property
there is a large garden area
mainly laid to lawn with a
shingle stone driveway
entrance offering parking for
two vehicles and pathway
leading to the canopy
entrance porch and quarry
tiled flooring and composite
entrance door while providing
right of way access to the
neighbours rarely used rear
garden entrance. The garden
area offers a range of
flowerbeds and allotment
patch. The new build property
to the side will provide a
timber fence boundary.

Leasehold Information
We understand from the seller
that the freeholder of the land
who owns the freehold title



has been missing for over 300 years. Based on the title being missing a leasehold title was created in 1976 and an indemnity policy was put in place to cover any claim that may arise who is able to provide evidence of the superior freehold title. The current owners and the lender and the solicitors accepted the indemnity policy to protect any future superior claim over the land that any person coming forward from 300 years ago with proof of freehold title ownership is highly unlikely and deemed a low risk. Diamond Estate Agents feel the value of the property is not affected based on the understanding of the leasehold title and it is deemed a potential merge of the freehold and leasehold title may be able to take place in the future if the freehold title is found or an absent of easement is carried out after a set timescale owning the property. We are not able to provide any information relating to the leasehold title that has a reoccurring 800 year lease as the information is incomplete.

Agent Information
VIEWINGS Strictly by appointment with the multi award winning estate agents, Diamond Estate Agents Tiverton.

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

PLEASE NOTE Prior to a sale being agreed and solicitors instructed, prospective purchasers will be required to produce identification documents to comply with Money Laundering regulations.

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £150 for recommending you to them. As we provide a regular supply of work, you benefit

from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

What3Words
///drop.shame.waters
Property Information





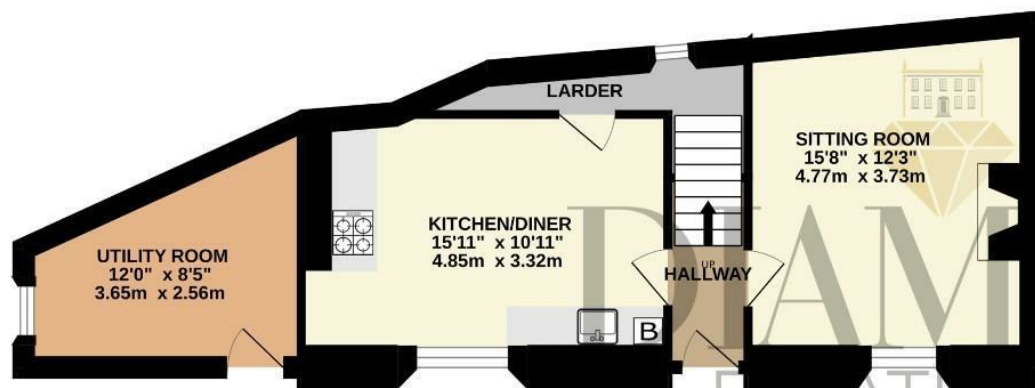
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



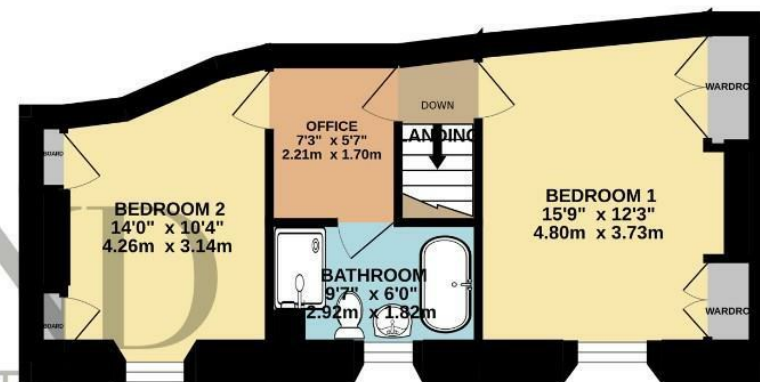
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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