



## Lawrence Court, Cullompton, EX15 1NG

This spacious and beautifully maintained character home was sympathetically converted in the late 80's and nestles in a picturesque courtyard in a delightful semi-rural setting, yet within only a short distance of the town centre amenities. Outside, the property benefits from a charming, sunny and private garden, along with a double garage with loft room above, which would be ideal for those wishing to work from home, and communal courtyard parking. An early viewing of this lovely character property is strongly advised.

**Asking Price £425,000**



#### Description

This spacious and beautifully maintained character home was sympathetically converted in the late 80's and nestles in a picturesque courtyard in a delightful semi-rural setting, yet within only a short distance of the town centre amenities. The ground floor accommodation comprises a spacious hall with cloakroom and storage, an excellent kitchen/dining room, spacious sitting room with log burner and a fantastic conservatory. Upstairs, a charming landing with feature beams leads to the large principal bedroom with en-suite shower room, two further bedrooms and a family bathroom. Outside, the property benefits from a charming, sunny and private garden, along with a double garage with loft room above, which would be ideal for those wishing to work from home, and communal courtyard parking. An early viewing of this lovely character property is strongly advised.

#### Situation and Amenities

Enjoying a semi-rural picturesque position on the outskirts of Cullompton, about a mile from High Street shops and supermarkets. The country town of Cullompton also offers doctors' surgeries, primary and secondary schooling, sports centre, community centre, library and St. Andrews Church. The surrounding countryside offers a wealth of rural pursuits with the nearby Blackdown Hills being designated as an area of outstanding natural beauty. The M5 facilitates rapid commuting south to the cathedral city of Exeter and north to the county town of Taunton. The spectacular national parks of Dartmoor and Exmoor together with the north and south Devon coastlines are all within a modest car journey. Tiverton Parkway Railway Station provides mainline access to London and Bristol and Exeter International Airport is easily accessible.

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01884 33333





#### Bullet Points

- Spacious conversion of a traditional farm building
- Beautifully presented updated accommodation
- Oil fired central heating and double glazing
- Generous Hall with Cloakroom
- Impressive Sitting Room with log burner
- Well appointed Kitchen/Dining Room with Range cooker
- Superb Conservatory
- Large Principal Bedroom with En-Suite Shower
- Two further generous Bedrooms
- Family Bathroom
- An abundance of character features
- Lovely private garden
- Double Garage with Loft Room
- Communal Parking
- Mains electricity, water and private shared drainage
- 16 miles Exeter, 17 miles Taunton
- Tiverton Parkway Railway Station 3 miles
- EPC rating - "D"
- Council Tax Band "E"





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