



High Street, Cullompton, EX15 2AA

This glorious Grade II listed, character cottage, nestles in beautiful, professionally landscaped gardens, just off the picturesque village square in the centre of Kentisbeare, with its popular village shop and Wyndham Arms Public House. The ground floor accommodation offers a well appointed and stylish kitchen/breakfast room with Aga, a generous sitting room with impressive Inglenook fireplace, housing a log burning stove and small store room beneath the staircase. On the first floor, two double bedrooms with fitted wardrobes are to be found, whilst the bathroom has been re-fitted with a contemporary white suite. Outside, the grounds are an absolute delight, having been skilfully landscaped and designed by the present owner, with central pathway and strategically placed sitting out areas, flanked by shrubs and borders, the whole terminating in a recently built outbuilding, providing garaging, storage/workshop facilities. The property will surely appeal to those seeking a modestly sized, but particularly choice and well maintained home of character in one of the Culm Valley's most popular villages, whilst being within easy commuting distance of the M5.

Asking Price £325,000



Situation and Amenities

Nestling in a mature setting on the outskirts of ever popular Kentisbeare Village with its Post Office stores, primary school, Wyndham Arms Public House and Parish Church. The school bus for Uffculme Secondary School departs from the nearby village square. The country town of Cullompton offers a range of High Street shops, together with two supermarkets, doctors surgeries, award winning butchers and Bakehouse Coffee Shop/Bistro, library and sports centre. Kentisbeare lies at the foot of the Blackdown Hills, an area designated as being of outstanding natural beauty. The surrounding countryside offers a wealth of rural pursuits and the M5 at Cullompton facilitates rapid commuting south to the cathedral city of Exeter and north to the county town of Taunton. The comparatively central Mid Devon location places the stunning national parks of Dartmoor and Exmoor together with the north and south Devon coastlines all within a modest car journey.

Buying an investment? Please contact our lettings department on
01884 33333



Bullet Points

Charming Grade II listed village cottage
 Convenient for village amenities including shop, pub and Primary School
 Gloriously restored period accommodation
 "High Tec" Electric heating
 Superbly appointed Kitchen/Breakfast Room with electric Aga
 Lovely Sitting Room with Inglenook and log burner
 Two double Bedrooms
 Re-fitted Family Bathroom
 Recently built Outbuilding providing garaging and storage
 Professionally landscaped gardens
 Mains, electricity, water and drainage
 18 miles Exeter, 21 miles Taunton
 Tiverton Parkway Railway Station 8 miles
 EPC rating "E"
 Council Tax Band "C"
 Freehold

On The Ground Floor

Short flight of steps leading to heavy timber front door.

Entrance Hall meter cupboard, doors to Sitting Room and Kitchen.

Kitchen/Breakfast Room superbly appointed with extensive range of stylish units with base cupboards, integrated washing machine and dishwasher, integrated deep freeze, drawer pack, seven wall units, integrated microwave at eye level, worktops with underslung ceramic sink and mixer tap over, cream electric Aga, double oven, tiled splashback, dual aspect with windows having outlook towards the village and down the garden, window seat, downlighting, back door to gardens.

Sitting Room a charming atmospheric family room having outlook to the front, again with window seat, glorious brick Inglenook fireplace with tiled hearth housing woodburning stove, timber door to Small Store Room providing possible office/computer space with door leading to further understairs storage. Heavy timber door leading from the Sitting Room to the concealed, fully returning staircase, lit by flank window with feature exposed timbers, two modern electric night storage heaters.



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