



, Cullompton,  
EX15 2DS

So seldom does such a superbly located, unique, characterful country home come on the market, while being within a fifteen minute drive of Cullompton and M5 intersection. This much extended semi-detached cottage enjoys a tranquil setting on the outskirts of the small hamlet of Sainthill, just below Blackborough Woods. An early inspection is recommended in order to appreciate the setting, grounds and awe-inspiring views.

Asking Price £450,000



#### Description

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#### Situation and Amenities

Enjoying a rural situation about a mile from Kentisbeare Village with its Post Office stores, primary school and Wyndam Arms Public House, whilst being within the catchment for Uffculme School. The nearby country town of Cullompton provides High Street shops and two supermarkets, whilst the motorway intersection facilitates rapid commuting south to the cathedral city of Exeter and north to the county town of Taunton. The cottage lies at the foot of the Blackdown Hills, an area designated as being of outstanding natural beauty. The comparatively central Mid Devon location places the picturesque 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**

Stunningly located semi-detached country home  
Fascinating versatile accommodation  
Three/Four Bedrooms  
Two/Three Reception Rooms  
Fitted Kitchen  
Ground Floor Shower Room  
First Floor Bathroom  
Garage/Outbuilding  
Fabulous country gardens  
Far reaching views  
Double glazed windows  
Photovoltaic array with feed-in tariff  
Mains electricity  
Private drainage  
Oil fired heating (partially underfloor)  
LPG for cooking  
18 miles Exeter, 22 miles Taunton  
Tiverton Parkway Railway Station 11 miles  
EPC rating "D"  
Council Tax Band "D"



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