



, 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 £425,000

**Description**

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. The characterful accommodation benefits from oil heating, with LPG for cooking purposes. The adaptable layout offers one/two bedrooms on the ground floor, with two more and a bathroom on the first floor, whilst the spacious kitchen/dining area leads to a charming and cosy sitting room with wood burner. The extensive gardens on two sides are a gardeners delight, whilst offering immense privacy and tranquillity. An early inspection is recommended in order to appreciate the setting, grounds and awe-inspiring views.

**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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