



, Cullompton,
EX15 1SF

No Onward Chain! This detached home occupies a glorious rural, yet accessible setting, adjoining its own paddock and enjoying far reaching country views to the distant Blackdown Hills. With the motorway junction at Cullompton and Exeter a short way to the south, the property enjoys exceptional communication links and will surely appeal to those seeking a country home with land.

Asking Price £650,000



Description

This detached home occupies a glorious rural, yet accessible setting, adjoining its own paddock and enjoying far reaching country views to the distant Blackdown Hills. The accommodation benefits from oil fired central heating and UPVC double glazing, with its three bedrooms, family bathroom, sitting room, dining room, utility room and kitchen/breakfast room. This modern "cottage" nestles on the outskirts of the tiny hamlet of Langford with its approximately two acre paddock adjoining, with the whole being ideally suited to significant extension (subject to planning) to take advantage of this exceptional site with land. With the motorway junction at Cullompton and Exeter a short way to the south, the property enjoys exceptional communication links and will surely appeal to those seeking a country home with land.

Situation and Amenities

Delightfully located in the tiny hamlet of Langford between the village of Clyst Hydon and the country town of Cullompton. Cullompton offers High Street shops and two supermarkets together with doctors surgeries and primary and secondary schooling. The Cathedral City of Exeter lies a short way to the south being quickly accessed by the B3181 whilst the M5 at Cullompton facilitates rapid commuting both north and south. The surrounding countryside offers a wealth of rural pursuits with the nearby Blackdown Hills being designated as an Area of Outstanding Natural Beauty. Lovely walks are to be enjoyed in the grounds of the nearby National Trust Estate at Killerton with its adjoining Ashclyst Forest. The comparatively central Mid Devon location places the spectacular 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

Gloriously located comparatively modern detached country home
 Established gardens and approximately two acre Paddock
 Oil fired central heating and UPVC double glazing
 Hall with Cloakroom
 Sitting Room
 Dining Room
 Kitchen/Breakfast Room
 Utility Room
 Conservatory
 Three Bedrooms
 Family Bathroom
 Glorious country outlook
 Far reaching views to Blackdown Hills
 15 miles Exeter, 18 miles Taunton
 Tiverton Parkway Railway Station 6 miles
 EPC rating "D"
 Council Tax Band "D"



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These particulars are intended as a general guide only and do not form any part of a contract. Every effort has been made to ensure that they are fair and accurate, however, if you have any uncertainty then please contact our offices for clarification