



## Kentisbeare, Cullompton, EX15 2EX

This delightful country cottage is nestled in a rural, yet accessible, location at the foot of the Blackdown Hills area of outstanding natural beauty and within easy reach of local amenities and the M5 for commuting. The ground floor accommodation comprises a spacious entrance hall, ground floor shower room, very spacious sitting/dining room and a re-fitted country style kitchen. Upstairs, three generous double bedrooms are serviced by a stylishly appointed family bathroom. Outside, the property really comes into its own, with a beautifully landscaped and remarkably private south facing garden, ideal for enjoying the sun all day long and two parking spaces are provided at the rear. An early viewing of this charming family home in a remarkably rural location, is strongly advised.

**Asking Price £365,000**



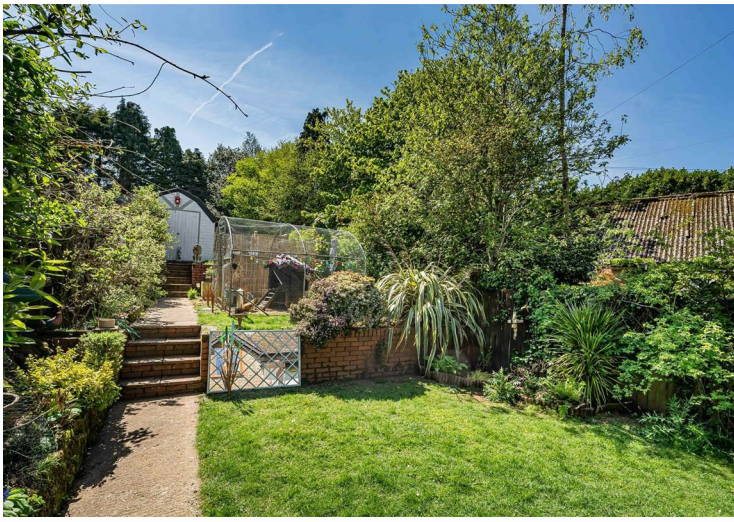
**Situation and Amenities**

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**

- Charming character cottage
- Delightful rural hamlet location
- Easy access to Honiton and Cullompton and M5
- Oil fired central heating and double glazing
- Lovely shaker style Kitchen
- Superb "L" shaped Sitting/Dining Room
- Generous Hall
- Ground floor Shower Room
- Three Double Bedrooms
- Family Bathroom
- Beautiful south facing garden
- Parking for two cars
- Close to Blackdown Hills for wonderful walks
- Private shared treatment plant drainage
- Private shared water via well
- 18 miles Exeter, 22 miles Taunton
- Tiverton Parkway Railway Station 11 miles
- EPC rating "C"
- Council Tax Band "B"
- Freehold



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