

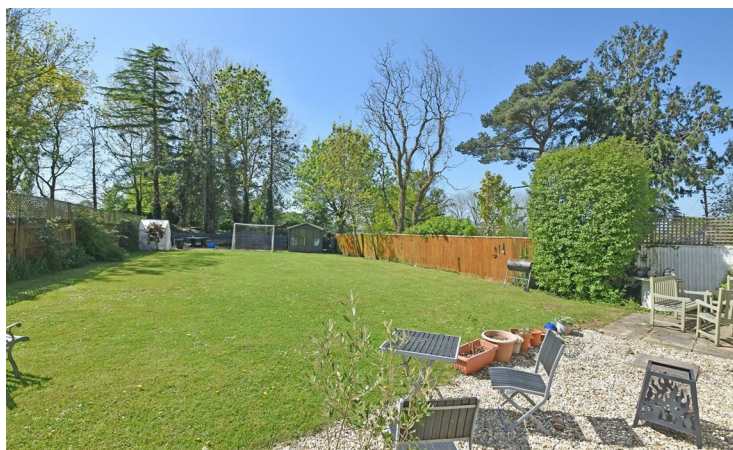


## Woodbeer Gardens, Cullompton, EX15 2LN

This glorious country home enjoys a tranquil setting in this small cluster of former, traditional farm buildings. Double glazed and warmed by oil fired central heating, the spacious family accommodation comprises a large lounge with wood burner and superb family kitchen/dining room on the ground floor, whilst upstairs the huge principal bedroom boasts an en-suite shower room and is complimented by three further generous bedrooms and a family bathroom. The large country garden offers a safe and secure space for both children and pets, with great scope for a kitchen garden, whilst enjoying an excellent degree of privacy. This exceptional county home will surely appeal to those wishing to enjoy rural life, whilst not being too isolated.

Asking Price £450,000





#### Description

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#### Situation and Amenities

Pleasantly located on the outskirts of this popular East Devon village with its public house, primary school and community run village shop. The nearby country town of Cullompton offers a range of high street shops including award winning Veyesys Butchers and Bakehouse Coffee Shop/Wine Bar and two supermarkets. The M5 facilitates rapid commuting north to the county town of Taunton south to the cathedral city of Exeter and beyond. The surrounding countryside offers a wealth of rural pursuits with the nearby Blackdown Hills being designated as an area 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

- Spacious conversion of traditional farm building
- Oil central heating and double glazing
- Generous Hall with Cloakroom
- Impressive "through" Lounge
- Well appointed Kitchen/Family Dining Room
- Large Principal Bedroom with En-Suite Shower
- Three further generous Bedrooms
- Family Bathroom
- Large Country Gardens
- Garage and parking
- 14 miles Exeter, 24 miles Taunton
- Tiverton Parkway Railway Station 11 miles
- EPC rating - D
- Council Tax Band "D"
- Subject to a curtilage listing





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