



## Dulford, Cullompton, EX15 2DY

This substantial "barn style" family home is situated in approximately a quarter of an acre plot of woodlands and grounds, nestling in a rural location, yet within easy access of the village of Kentisbeare and M5 for commuting. The accommodation comprises a quite outstanding open plan, vaulted living space, recently re-fitted kitchen, three bedrooms, one with en-suite, a stylish family bathroom, storage areas and two versatile, generously proportioned mezzanine rooms. Outside, the property benefits from gated driveway parking, along with an area of level lawn and a quite charming area of private woodland, and the Uffculme School bus collects from outside the gates. An early viewing of this exceptionally spacious and well located family home is strongly advised.

**Offers Over £650,000**



**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 property 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**

- Remarkably spacious "barn style" family home
- Rural, yet accessible location
- Close to Kentisbeare Village
- Uffculme School Catchment area
- Stunning open plan vaulted living room
- Stylishly re-fitted Kitchen
- Principal Bedroom with En-Suite
- Two further Bedrooms
- Exceptional Family Bathroom
- Two versatile Mezzanine Rooms
- Built 2011
- Level lawned garden
- Charming area of woodland, in all, approximately quarter of an acre
- Gated parking
- New boiler 2025
- Oil fired central heating
- 18 miles Exeter, 22 miles Taunton
- Tiverton Parkway Railway Station 11 miles
- EPC rating "C"
- Council Tax Band "D"



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