

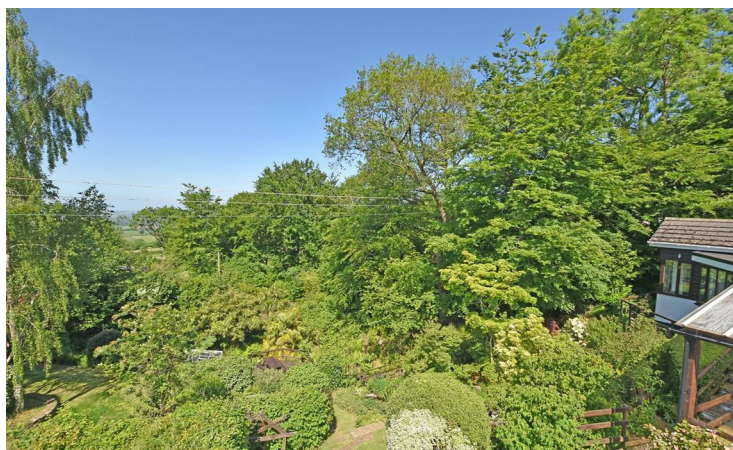


, Cullompton,  
EX15 2HH

This utterly unique country home nestles in the centre of Blackborough Village, enjoying a commanding south westerly aspect over its own extensive, mature grounds. Seldom do we encounter such delightful and extensive grounds, skilfully arranged over several levels, interspersed by pathways, bridges and streams, with a charming pond/area of wetland at the lowest point.

Asking Price £500,000





#### Description

This utterly unique country home nestles in the centre of Blackborough Village, enjoying a commanding south westerly aspect over its own extensive, mature grounds. Warmed by oil fired central heating, this stylish, contemporary home offers a particularly versatile layout, comprising three bedrooms, three reception rooms, kitchen/breakfast room, bathroom and shower room. Approached off the lane with separate driveway, is a more recently built garage and additional parking for several vehicles. Seldom do we encounter such delightful and extensive grounds, skilfully arranged over several levels, interspersed by pathways, bridges and streams, with a charming pond/area of wetland at the lowest point. With its easy access to Cullompton, M5 and Tiverton Parkway, this unusual country home has so much to offer.

#### Situation and Amenities

Whilst enjoying a truly rural setting, Scythestone is surprisingly conveniently situated with the villages of Kentisbeare, Uffculme, Culmstock and Hemyock all being within a short drive. Blackborough has a wonderful village community, with a village hall hosting a range of activities. More extensive shopping and schooling facilities are to be found in the country towns of Cullompton or Honiton, whilst the M5 facilitates rapid commuting south to the cathedral city of Exeter or north to Taunton or beyond. The nearby mainline railway station of Tiverton Parkway provides a rapid link with London (Paddington). 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. Primary schooling is available in the nearby village of Kentisbeare, with the highly regarded Uffculme Secondary School being close at hand.

Buying an investment? Please contact our lettings department on  
01884 33333



#### Bullet Points

- Much extended detached village home
- Situated in an area of outstanding natural beauty
- Unique elevated setting overlooking extensive gardens and grounds
- Three Bedrooms
- Three Reception Rooms
- Kitchen/Breakfast Room
- Bathroom and shower room
- Stunning views over the Culm Valley
- Owned solar panels
- Uffculme school catchment
- Garage and extensive parking
- Adjoining fabulous forest walks
- Easy reach Cullompton and M5
- 17 miles Exeter, 17 miles Taunton
- Tiverton Parkway Railway Station 8 miles
- EPC rating - "E"
- Council Tax Band "D"





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