



1 Woodbeer Gardens , Cullompton, EX15 2LN

Guide price £475,000









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- No Onward Chain
- Fully Refurbished
- Modern Kitchen
- Family Bathroom
- Garage
- Four Bedroom Cottage In A Rural Location
- Four Bedrooms, Principle With En Suite
- Lounge With Bi Fold Doors And Wood Burner
- Generous Garden
- Two Parking Spaces



Approached across a shared gravelled drive bordered by a low brick wall, this Grade II listed four bed semi detached property immediately conveys the charm of a sensitively converted farm building, with its solid proportions and understated rural character. Fully renovated throughout to an exceptional standard, the home features porcelain flooring on the ground floor, a spacious kitchen diner, a generous sitting room with multi fuel burner, and four bedrooms including a principal bedroom with en suite. With allocated parking for two cars, a built in single garage, modern oil fired central heating and no onward chain, it offers an exceptional opportunity to acquire a beautifully finished home within the charming rural village of Plymtree, with excellent access to the M5 and A30(A303) as well as Cullompton, Honiton and Exeter.

## Walkthrough

From the gravelled drive, the front door opens into a bright entrance corridor that immediately showcases the quality of the renovation. Porcelain flooring runs throughout the ground floor except for the lounge, complemented by exposed wooden beams. Even from the hallway, a substantial beam forms a striking lintel above the doorway to the kitchen on the left, while an open plan arch to the right leads to the sitting room. Straight ahead, stairs rise to the first floor with its four bedrooms and family bathroom.

The hallway includes an alcove immediately to the left of the front door, ideal for boots, coats or additional

storage. The corridor also includes a practical under stairs storage cupboard. Further along on the left is a downstairs W/C.

At the end of the hall, to the left, the kitchen diner provides a welcoming and sociable space with room for a four seat dining table. The kitchen features integrated appliances, a Smeg induction hob with white tiled splashback, and a sink with mixer tap overlooking the rear garden. There are ample work surface space and storage provided by units beneath the worktops. Exposed beams above the window and door add warmth and character. A stable door opens directly to the garden, and there is ample space for a

large free standing fridge.

Returning to the hallway and turning to the right, the sitting room offers a generous and inviting living area. A multi fuel wood burner forms the central focal point, while the room comfortably accommodates a triple sofa with additional seating or furniture. A single window overlooks the gravelled drive to the front of the property, while bifold doors at the rear open directly onto the garden, creating a seamless indoor outdoor flow ideal for entertaining or relaxing.

Back in the hall, the carpeted stairs with a grey painted wooden banister lead up to the first floor landing. This



overseen by a resident run management company, Currently £85 per month.

### Situation

This property is well positioned within the charming rural village of Plymtree, approximately 0.3 miles from the village shop, church, pub and primary school. Plymtree is a friendly village with a well respected school, community run shop and post office, pub, village hall, playground, recreation fields and tennis courts. It is a thriving community with a number of organisations including a baby and toddler group and social, gardening and cricket clubs. It is also home to the annual Plymtree Country Fayre and Horse Show, which makes a great family event.

Beautiful countryside walks begin right from the front door. However, despite its rural setting, Plymtree is very well connected: Cullompton and Junction 28 of the M5 are approximately 5 miles away, while Feniton and Honiton train stations (3 and 8 miles respectively) provide direct services on the London Waterloo–Exeter line. Exeter lies approximately 14 miles away, with Exeter Airport around 13 miles. Tiverton Parkway

landing links the family bathroom directly ahead, with the principal bedroom to the right and three further bedrooms to the left, one of which is a double.

The principal bedroom is a bright and comfortable space with its own en suite, fitted with a walk in white tiled shower, basin, WC and heated towel rail. The family bathroom is well appointed with a shower, bath, cabinet top basin and WC, finished with striking porcelain tiles that give the room a contemporary, high quality feel. Both other bedrooms feature attractive exposed wooden beams that add character and warmth.

The rear garden is a generous and attractive outdoor space, laid mainly to lawn and stretching from the

back of the house to a Devon bank lined with mature trees, creating a natural and peaceful backdrop. The garden is enclosed to both sides, with an exposed brick wall to the left adding character. Bifold doors from the sitting room open onto an area of white gravel that sits directly beside a tiled patio, offering an ideal spot for outdoor seating or dining. There is ample room for planters, additional furniture and even the potential for a garden shed or greenhouse.

Externally, the property benefits from allocated parking for two vehicles and a built in single garage, offering excellent storage or workshop potential. The property has oil-fired central heating and is on mains water and electricity. It is served by a shared sewage treatment plant, with costs and maintenance

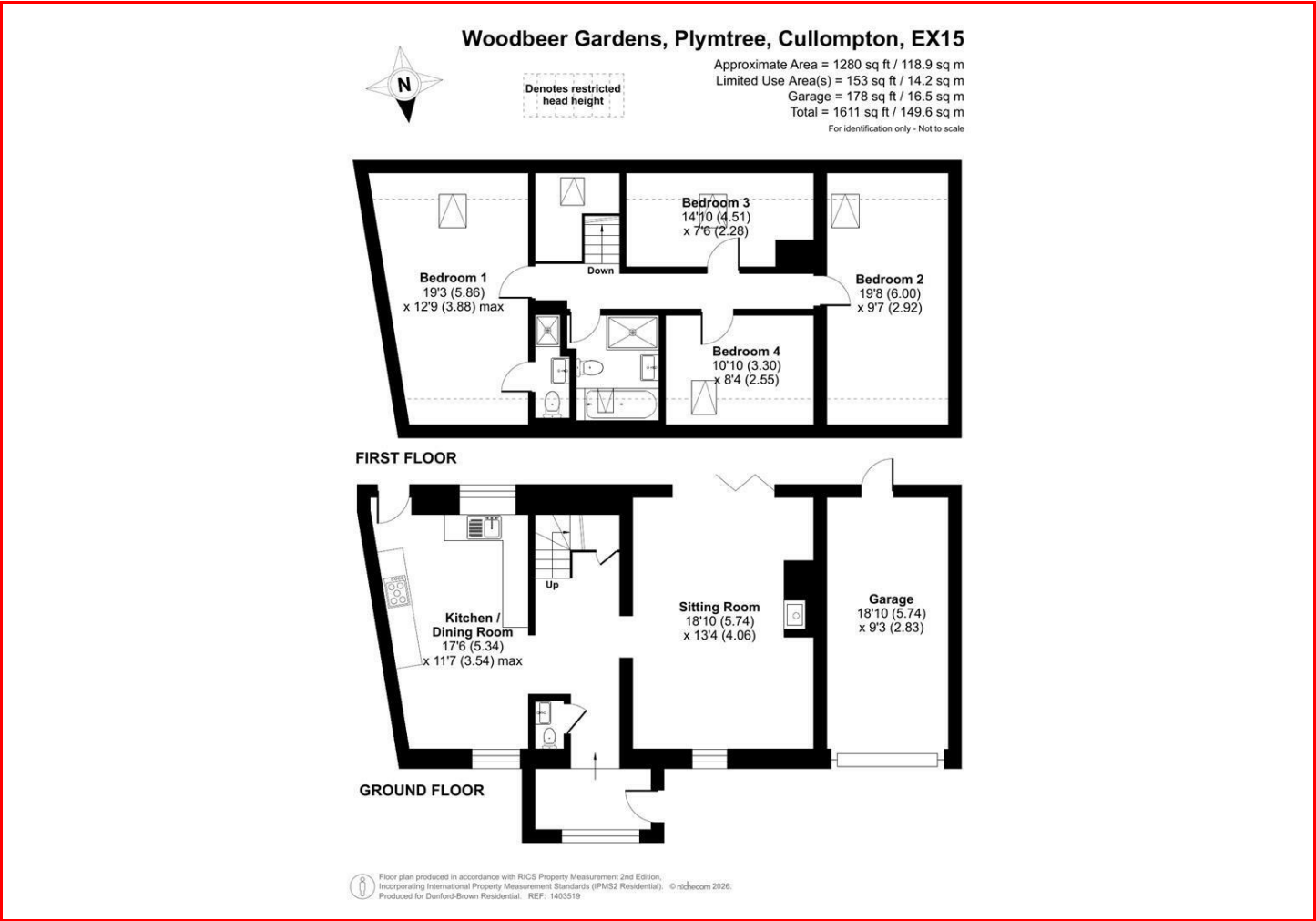




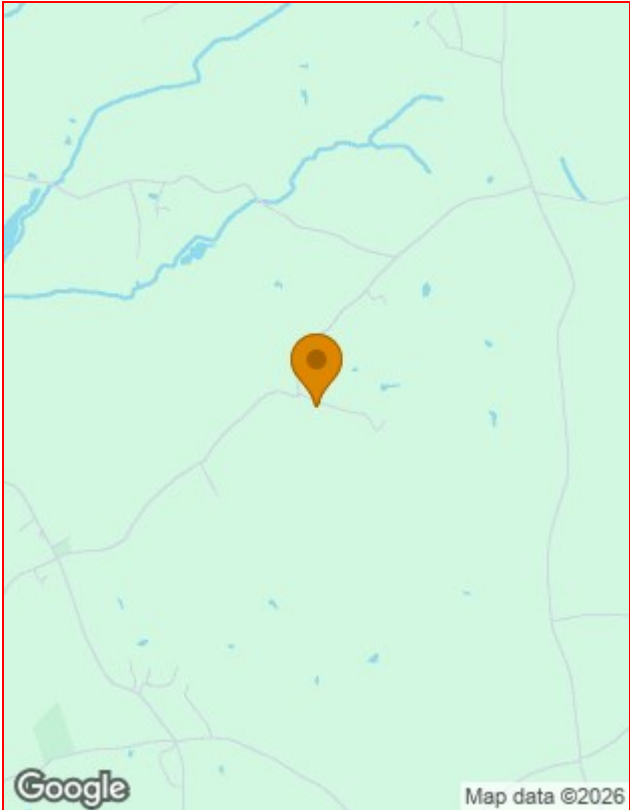


Station is approximately 11.5 miles away, providing access to mainline rail services. Nearby towns of Cullompton and Honiton provide supermarkets, coffee shops, restaurants and leisure facilities, while the cathedral city of Exeter and the beautiful East Devon coastline remain within easy reach.

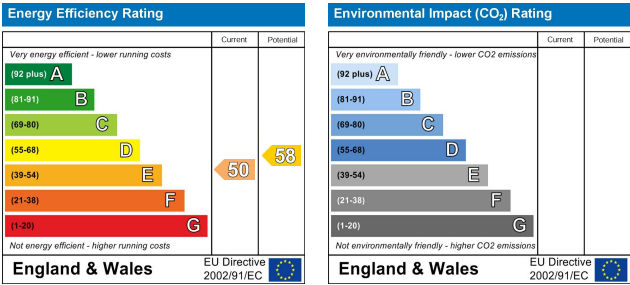
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Dunford-Brown Residential Office on 01884 824 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.