



8 Great Meadow, Cullompton, EX15 3FL

Guide price £600,000





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- Modern Four Bedroom Detached House
- Open Plan Kitchen/Dining Room
- Lounge And Seperate Home Office
- Landscaped Garden And Country Views
- Air Source Heating
- Family Bathroom And En Suite To Master bedroom
- Garden Room
- Built In 2018
- Double Garage And Driveway For Multiple Vehicles
- Ofsted Outstanding-rated Uffculme School Catchment



This 4-bed detached property is located in charming rural Culmstock. It offers a well-equipped, spacious modern kitchen joined in open plan with the dining room, lounge and striking glass roofed garden room that extends into the property's landscaped rear garden. With an additional good-sized office; three well-proportioned double bedrooms, including a principal bedroom with en suite and a family bathroom it makes a perfect family home. Culmstock is a picturesque village with its own shop, café and pub. It is located in the (Ofsted Outstanding-rated) Uffculme School catchment, less than 6 miles from the M5 with direct access to the A38. This makes it a perfect base for those wanting to benefit from a modern property in a rural location with excellent access to the outside world.

Walkthrough

The distinctive flint block facia of this modern 4-bed detached property makes it stand out from its neighbours. Following a low hedge that borders the garden, a path leads from the paved drive, through the front garden to a smart, Black door set beneath a white canopy. The property was newly constructed in 2018 and extended in 2022 and is well designed for contemporary living with great attention to detail: it has spacious rooms, lots of light, and distinctive features such as underfloor heating, wooden bannisters and tasteful, modern tiling in the bathrooms.

The front door opens into a central hallway that links the office to the left, with the interconnected open-plan lounge, kitchen, dining area and garden-room accessed to

the right, ahead are the stairs to the first floor with a further entrance to the kitchen beyond.

Turning first left reveals a good-sized room ideal for a home office. Well-lit through double windows looking out to the Crab apple tree in the front lawn, the room offers plenty of space for an office desk and storage. In fact its current owners have found space left over for a full sized electric keyboard and speakers! The room is very versatile and could equally be repurposed as a downstairs bedroom, playroom or snug.

Heading across the hall to the lounge, which is another well-sized reception room that easily fits a triple and a double sofa as well an armchair, cupboards and a TV unit. It

benefits from a double window looking over the garden and additional light that flows in from the dining area and garden room beyond. The glazed double doors to the rear of the lounge open completely to provide open-plan access to the kitchen and dining room or can be closed to create separate spaces.

Heading through these doors leads into the kitchen and dining areas. The kitchen area is spacious and well equipped with an AEG induction hob with extractor hood, boiling water tap, a good amount of worksurface area and sink facing out over the rear garden. In addition, the kitchen has an integrated AEG double oven, Samsung Fridge-Freezer and a built-in microwave set within modern fitted units that offer plenty of storage. To the side of the



double bedroom with plenty of space for multiple wardrobes, with a final single bedroom located off the landing to the right. A family bathroom is also located off the landing between the two sets of bedrooms, it has stylish, contemporary wall and floor tiles and offers a walk-in shower and good size bath in addition to W/C, basin and heated towel rail.

Outside the garden has been fully landscaped to create different areas. It includes a large area of lawn with raised beds, a second raised lawn area accessed via paved steps and features mature shrubs and young trees. There is an upper patio area that gets lots of sun and enjoys wonderful sunsets.

There is a near-house patio that can be accessed directly from the kitchen and garden room or through side access from the utility room and garage. There is an outside tap. The garden is pleasantly situated with views over the back fence that look out over farmland to the Blackdown Hills with Culmstock Beacon in the distance.

The property is heated by an air-source heat pump and is on mains drainage and water. It was built in 2018 and so covered by the NHBC warranty. The property is double glazed throughout and all downstairs rooms benefit from

kitchen a door opens into a utility room that offers a further sink, further worksurface space, space and plumbing for a washing machine and drier as well as additional storage and side access to the property.

Returning through the kitchen, passing double doors that open to the rear garden, leads to the dining area which has plenty of space for a six-seat dining table. This area is joined directly to the garden room, with its two walls of full-length windows and a glass roof to maximise on sunlight. The garden room is a recent extension that really brings the house and garden together as a beautifully well-lit relaxing area that benefits from views of the rear garden and direct access to the near-house patio. It has been thoughtfully constructed with attention to detail clear in the garden room's exterior where a deliberate effort has been made to tie the extension in with the existing property through use

of matching flint facia.

Returning to the hallway through from the kitchen leads past the downstairs W/C with basin, and back to the stairs to the first floor. Here, a oak banister leads upstairs to a landing that connects four bedrooms and a family bathroom. To the immediate right is the principal bedroom, which offers plenty of room for a double bed and significant additional storage and benefits from an ensuite and windows that offer views over the garden and fields to Culmstock beacon beyond. The ensuite offers a shower, basin and WC/ with a heated towel rail and a stylish tiled floor. The second bedroom, located straight across the landing from the principal is also a good-size double bedroom which benefits from similar rural views over the garden and farmland. There are two further bedrooms at the front of the house. The one to the left is another





underfloor heating.

There is a right of way over a shared drive to private parking area in front of the double garage that is alongside the house.

The garage has power, lights, electric garage doors and a door offering direct access to the garden.

Location

The property is located on the outskirts of the charming rural village of Culmstock. Culmstock is a thriving village with a busy village shop with café and deli (impressively rated 5 stars after 100 reviews on TripAdvisor) and its own pub The Culm Valley Inn. The village annually hosts its own fête and flower, craft and vegetable show. There is also an

active Cricket club both playing and social. Near the property, there is a playground, football pitch and community pavilion located on nearby Hunter's hill (0.1 mile). This offers two outdoor BBQ areas and can be hired for private events. There are also excellent walks, to the Elizabethan Beacon that overlooks the village and along the river walks to nearby Uffculme and the property is in the catchment of the well-respected, Ofsted Outstanding-rated Uffculme Secondary School. There is the local primary school (Ofsted rated good) which is at bottom of hill just 5 minutes away.

However, despite its rural location, Culmstock is very well connected. The M5 Junction 26 is only 5.6 miles away with the A38 (2.2 miles) providing an alternative route to Wellington, Taunton and Tiverton. Wellington at 6.6 miles

offers both an Asda and a Waitrose and Taunton, the county town of Somerset and Honiton and Cullompton (both Devonshire market towns) are within c. 20 minutes' drive (11.4 and 9.4 miles respectively).

Tiverton Parkway Railway station is a similar distance (c.6.9 miles): heading West, it provides direct line access to Exeter, South Devon and Cornwall; and heading East, it offers direct connections to Bristol, London, Edinburgh and the North of England. Exeter Airport is easily accessed via the A30 within 30 minutes and Bristol Airport is c.49.2 miles and can be accessed in just over an hour.

The Jurassic coast at Picturesque Beer, Branscombe or Seaton can be reached in 35 – 40 minutes (c. 20 miles) and the moors of Exmoor and Dartmoor are also within easy day trip distance (c.19.6 and 47.5 miles respectively).

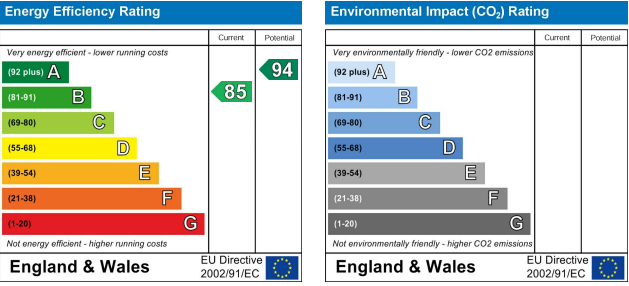
Floor Plans



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.

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