



Swallows Cottage , Cullompton, EX15 2JW

Offers in the region of £650,000



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Swallows Cottage

Cullompton, EX15 2JW

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- Detached Three Bedroom House
- Open Plan Kitchen/Dining Room
- Family Bathroom
- Currently Has Several Dog Kennels And Out Buildings
- Air Source Heat Pump, Solar Panels, Private Water Supply
- Principal Bedroom Is On The Ground Floor With Ensuite
- Office Area
- Garage
- 3/4 Acre Of Gardens
- Hans House Prefabricated Eco House



This three-bedroom detached property is a perfect rural retreat located in the East Devon countryside. It benefits from a spacious open plan kitchen with seating and dining areas, an adjoining office area, separate living room, family bathroom and three bedrooms, including a ground floor principal room with ensuite. It is a very eco-friendly property with its solar panels and air-source heat pump. The property has significant outside space including large gardens that wrap around a private field and a garage, yard and numerous outbuildings. The full plot is around three quarters of an acre. Despite its rural location the property is very well connected with the village of Plymtree (1.8 miles) and the busy market town of Cullompton (3 miles) providing all that is needed in terms of shops, services and medical facilities. Exeter, Taunton and beyond are easily accessible via the M5 at Cullompton (4.5) making it ideal for those looking to settle in the countryside but maintain great access to the rest of the country.

Walk Through

This modern three-bed property is accessed up a country lane that leads through the Devonshire countryside to a gravelled drive. Here, the property stands facing out over fields with the whole plot taking up over three quarters of an acre. To the rear views from the property look out its extensive gardens and its associated field. It is a perfect rural retreat. The front door opens into a tiled entrance hall with stairs to the first floor to the right and a door that opens into the main living areas straight ahead. The hall provides built in storage on the left wall and has a

downstairs WC to the right. The door to the main living area leads into an open-plan kitchen with a separate home office area to the left connected by an open plan arch.

The office area offers plenty of space for desk (overlooking the fields to the front of the property) as well as plenty of space for bookcases and storage. It is a flexible space with plenty of natural light and could equally be used as a playroom or snug/reading room.

Leaving the office, the kitchen is a good-size room which integrates a modern kitchen with sitting and dining areas. The kitchen includes a rangemaster

professional oven with five zone induction hob, extractor fan and coloured splashback. There is an integrated dishwasher; space and electrics for a full-size fridge freezer and a modern sink overlooking the garden. Ample worksurface space and storage are provided by high and low units supplemented by a kitchen peninsula. The remainder of the open plan space is highly versatile. In its current configuration there is plenty of space for a dining area with room to accommodate a 6-seat dining table and a separate seating area with space for a 5-seat L-shaped sofa and coffee table. The room benefits from plenty of natural light from the windows above the sink, double doors that open directly onto the garden and from a



Outside, the property benefits from an extensive L-shaped lawned garden bordered by hedges, mature shrubs and trees wrapped around a fenced field that belongs to the property. The far-right corner of the garden is a pleasant wooded area of mature trees: a summer house and the property's borehole are both located in this area. Close to house an area of decking wraps around the property becoming a paved path as it that leads past the garage and storage to the yard and outbuildings.

The garage is a larger than average single garage, with additional parking available on the drive. There are two sizeable (5.6m x 3.9m), connected storage areas alongside the garage. The yard is a good-sized concrete based area adjacent to outbuildings currently used as professional standard dog kennels.

The property is very economical to run. It is on mains electric supplemented by solar panels, has an air-source heat pump for hot water and heating. There is underfloor heating throughout the property. The water is provided by a private borehole. Sewage is via septic

half-glazed side door that leading outside towards the garage. To the left of the room from the hall two further doors lead to the living room and downstairs bedroom.

The living room is another room designed to maximise on natural light and views over the rear gardens and fields. It has a single window and two sets of double doors that provide dual aspect views and direct access to near-house decking and the gardens beyond. The room is a good size with plenty of space for a five/six seat L-shape sofa, coffee table and plenty of additional bookcases and storage and makes for a comfortable space from which to enjoy the gardens even on wet days.

The downstairs bedroom is a good size ensuite double room. It has a double window overlooking the side garden and woodland and offers plenty of space for multiple wardrobes. The ensuite includes a walk-in shower, heated towel rail, cabinet-top basin and W/C.

Heading back to the entrance hall, wooden stairs and banisters lead up to a first-floor landing that connects two further double bedrooms, a family bathroom and three walk-in storage rooms. The two bedrooms are both spacious rooms offering plenty of additional space for wardrobes, seating and further furniture. Both rooms benefit from under-eave storage and double windows bringing in plenty of natural light. The family bathroom includes a bath with over-bath shower, basin and W/C.





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NB This is a prefabricated house by A German company Hans Hause. There will be mortgages available but please consult your financial advisor to discuss options.

Situation

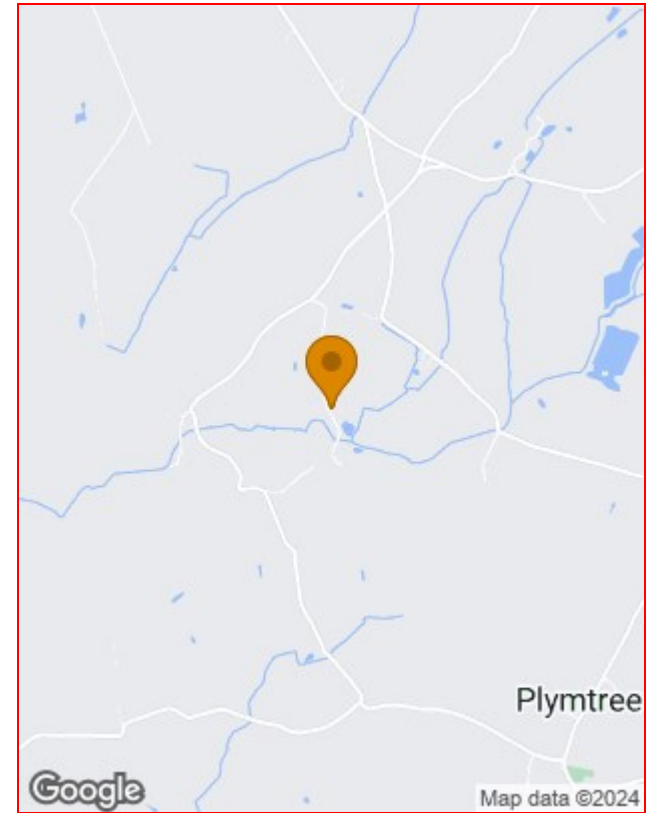
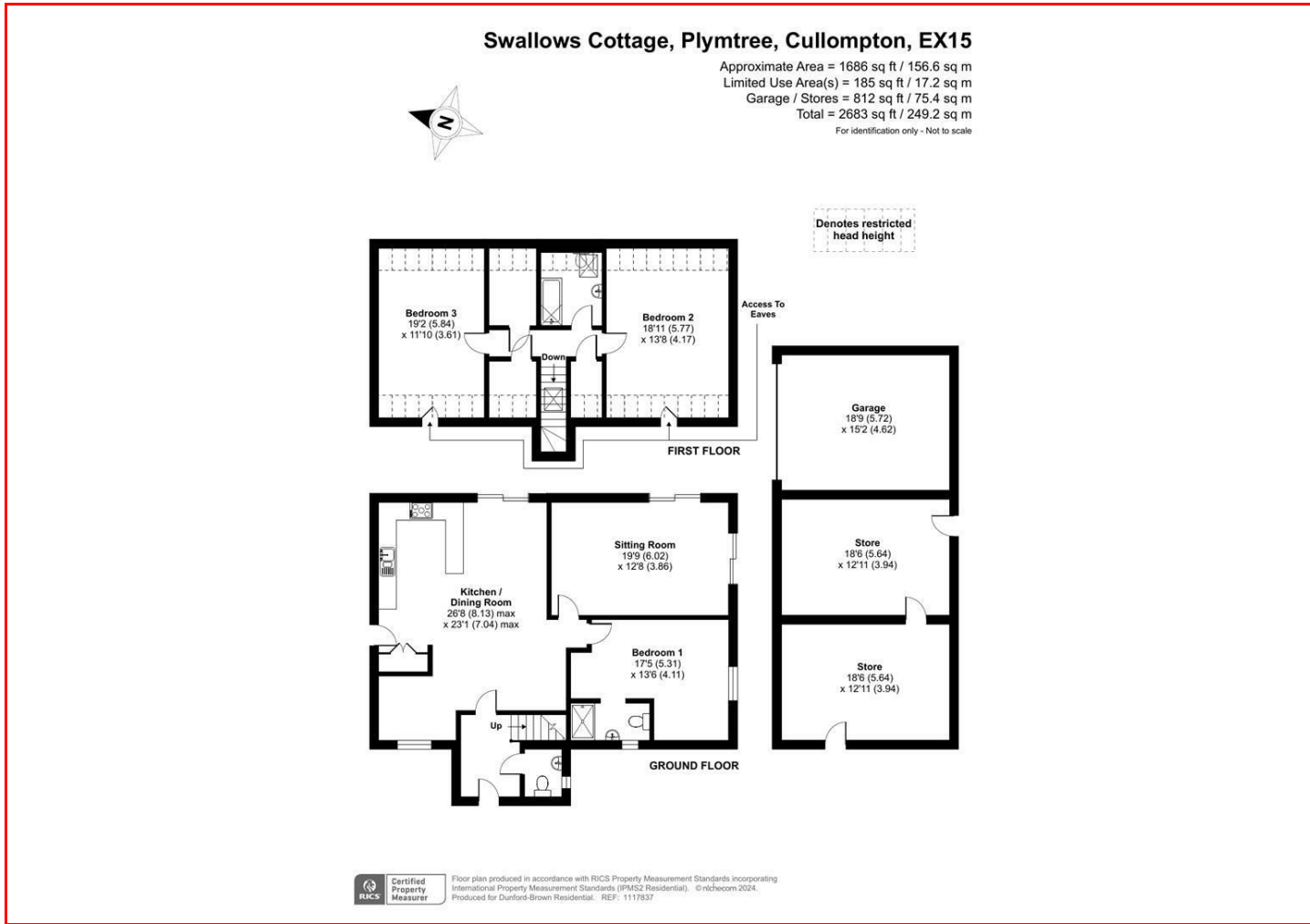
This property is located in the East Devon countryside 1.8 miles from the charming rural village of Plymtree and 3 miles from the busy market town of Cullompton. Plymtree is a friendly village with primary school, community shop/post office, pub, village hall, playground, recreation fields and tennis courts.

Cullompton, is a historic market town packed with local amenities including supermarkets, shops, coffee shops, library, hair dressers, takeaways, doctors, dentists, vets, garages etc.. Despite its rural location the property is very well connected with the M5 junction 28 only 4.5 miles away providing speedy connections to Exeter, Taunton and beyond. Train stations at Feniton (6.4 miles) and Tiverton Parkway (10 miles) provide access to two separate train lines, providing direct connections to Exeter, London, the Midlands and the North of England. Exeter Airport is also within easy reach (13.3 miles). Nearby towns of Tiverton and Honiton provide additional supermarkets, coffee shops, restaurants and leisure facilities and, for more options and variety, the

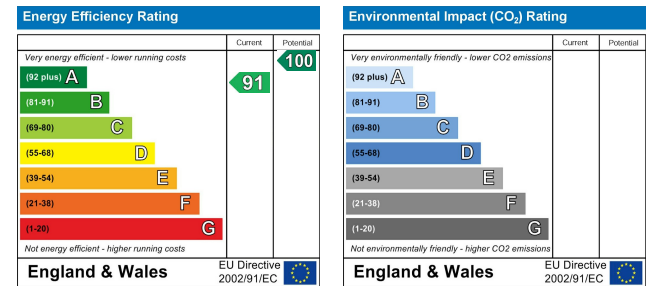
cathedral city of Exeter is only 13.4 miles away. Countryside walks start from the front door of the property and the best the Westcountry has to offer is within easy reach, with the beautiful SW coast at Sidmouth only a 15 mile drive with Exmouth, Budleigh Salterton, Branscombe and Beer all within 20 miles.

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.

Spring Cottage Kerswell, Near Cullompton, Devon, EX152EP
 Tel: 01884 824 888 Email: paul@dunfordbrownresidential.co.uk <https://www.dunfordbrownresidential.co.uk>