



Willus Cottage , Cullompton, EX15 1SF
Offers in the region of £475,000





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- Three Bedrooms
- Living Room With Open Fire
- Utility Room
- Family Bathroom
- Garage And Driveway
- Period Cottage
- Kitchen/Dining Room
- Master Bedroom With En Suite
- Mature Garden
- Grade 2* Listed Building



This Grade II* listed, extended semi-detached, 3-bedroom property is packed with exciting historic features including a late medieval screen, period stone fireplace, exposed brickwork and beams. The property features a modern fitted kitchen-diner with Rangemaster oven and bifold doors that open directly to a good-sized lawned garden. Upstairs are three bedrooms including one with numerous period features and en-suite principal; all bedrooms have built in wardrobes. Langford is well situated for access to both the local amenities and M5 at Cullompton making it ideal for those looking to settle in the countryside but maintain great access to the rest of the country.

Walk Through

This Grade II* listed building is set just off a country lane and accessed by a front path that leads from its gravelled driveway alongside a well-stocked front garden to the front door. As the front door opens into the hall, the wealth of characterful features that make this property so special are immediately apparent. Following the hall with its wall of exposed-brick to the left and original beams exposed overhead, leads to the kitchen/dining room whilst, to the right, an exceptional, late-medieval, plank and muntin screen separates the sitting room from the hall.

Stepping through the screen, the sitting room is a

spacious room with a striking stone fireplace with original bread oven as a striking central feature. There are numerous other period features further increasing the room's charm. These include exposed original beams, wooden support columns, wooden window lintels and tasteful areas of exposed stonework. A modern wood burner set in the stone fireplace is perfect for a cosy evening, yet the room benefits from great natural light in the daytime with two double windows looking out towards the garden, two further windows looking out to the side of the property and an unglazed hatch window onto the kitchen. The sitting room is spacious with plenty of room for two two-seater sofas and an armchair around the fire with

space left over for a home office desk/ additional furniture. At the back of the room a wooden spiral staircase leads to the first floor.

Returning through the screen and following the hall to the kitchen/dining room, two steps lead down into a fully fitted kitchen and dining area with bifold doors opening onto the rear garden. The kitchen area is tastefully set out with modern fitted units, granite worksurfaces and tiled splashbacks. It includes a rangemaster double oven with hob, an integrated dishwasher, and a butler sink set beneath a window to the garden; there is also space and electrics for an American-style double fridge freezer. The dining area



area of lawn surrounded by mature trees and shrubs that seclude the property from the lane.

The property has been extended and has a single garage with parking for numerous vehicles available on the shared gravelled drive.

The property is on mains electric, water and private drainage. It has oil central heating.

Location

The property is located in the hamlet of Langford in the middle of the East Devon countryside. It benefits from easy access to both local services and the M5 at Cullompton (under 4 miles). Cullompton, is a historic market town packed with local amenities including supermarkets, shops, coffee shops, library, hair dressers, takeaways, dentists, vets, garages etc.. Plymtree Community Shop, 2 miles distant is also a great option for supplies – including a range of local farm produce.

There is plenty to do nearby, with walks in the countryside starting at the front door of the property;

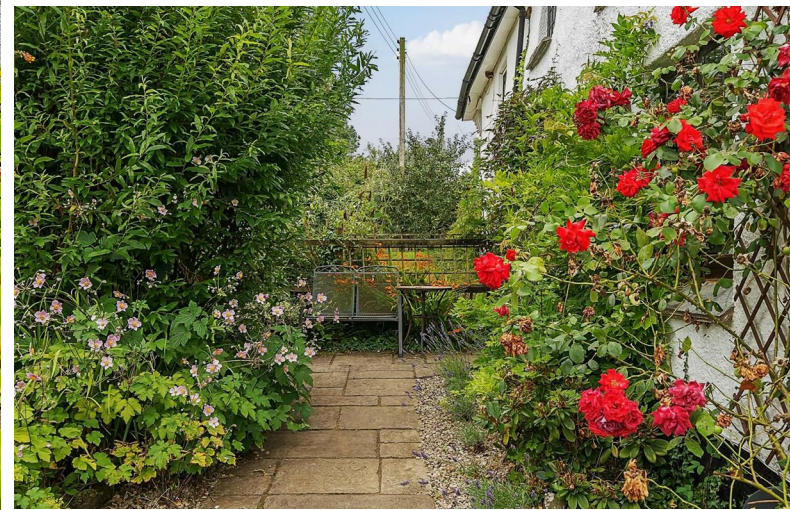
is a good size with plenty of space for a six-seater dining table overlooking the garden with quadruple-width bifold doors opening onto the rear garden. To the rear of the dining area, a wooden door with iron fittings opens to a utility with adjoining downstairs W/C. The utility provides space plumbing and electrics for washing machine/driers, along with extra work surface space and storage.

Heading back into the living room and up the impressive spiral staircase leads to a landing on which further exposed period woodwork can be seen. The landing links the property's three bedrooms and a family bathroom. The principal bedroom is a good-size ensuite room located to the rear of the house and overlooking the garden. It has a full-wall of fitted

wardrobes with wooden doors with iron fittings perfectly in keeping with the property's rustic, heritage feel. The ensuite features a walk-in shower, dual-basin wash area, heated towel rails and W/C. The two remaining bedrooms feature further fitted wardrobes that follow the wood and iron theme, with one bedroom also benefiting from charming exposed-brick walls and period wooden features.

Outside the rear garden is a good-sized lawn bordered by mature shrubs and trees. There is a near-house patio area directly adjacent to the bifold doors to the kitchen. Doors from the garden grant side-access to the property and direct access to the garage. There is also a summer house to the rear of the garden and beyond the garden are fields. The front garden is an



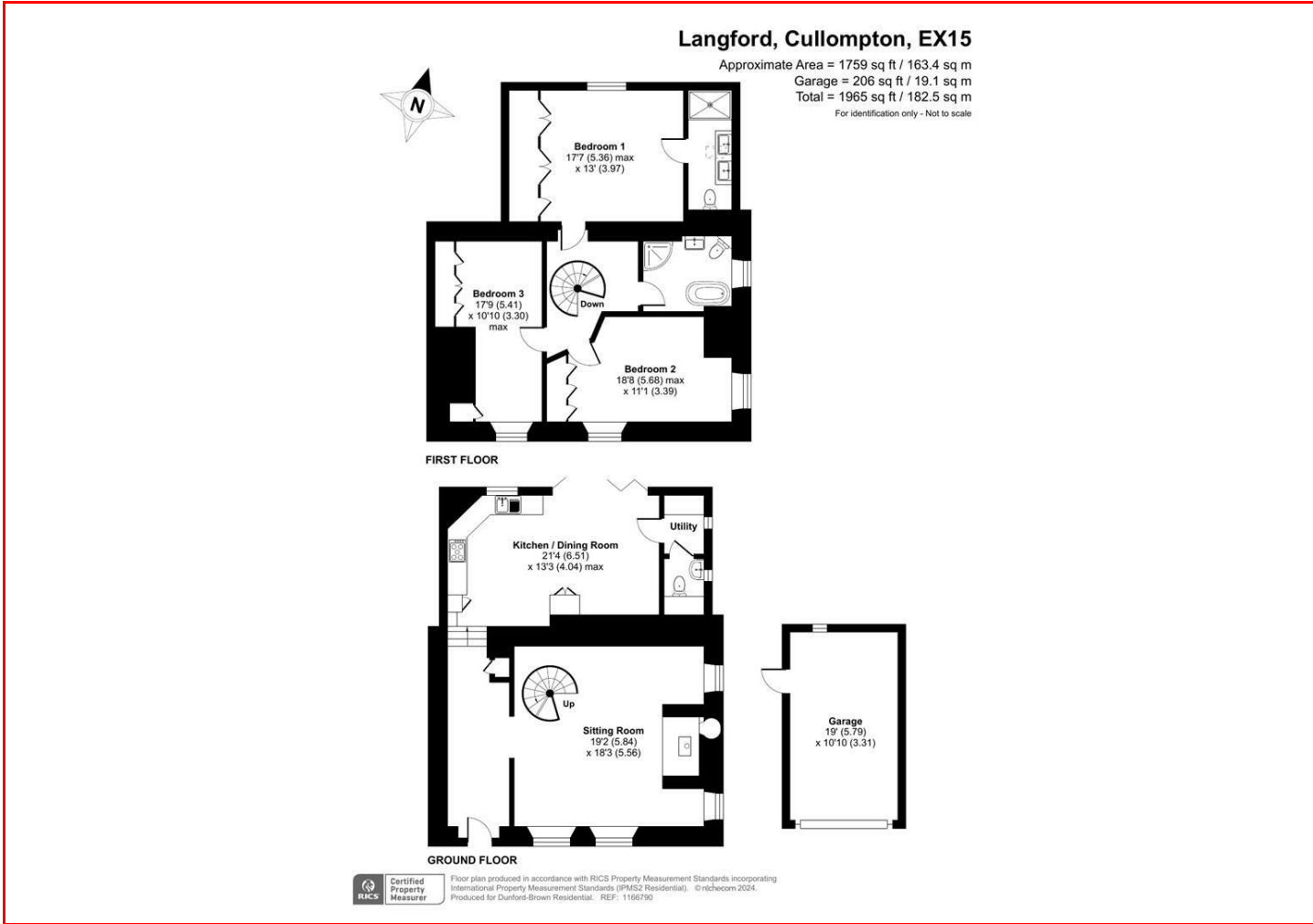


the Merry Harriers Pub (4.5 stars on tripadvisor) accessible within 1 mile; National Trust locations Killerton House and Garden and Ashclyst Forest are 5 and 6 miles respectively; Bear Town/ Bear Trail soft play / assault course 1 mile away providing entertaining options for all ages and the excellent community run Clyst Hydon Outdoor pool is just over 1.3 miles away.

With access to the M5 at Cullompton, Langford is ideally positioned speedy links to Exeter, Taunton, Dartmoor, the spectacular Devon and Cornwall coastline as well as the rest of the UK. The cathedral city of Exeter, at 11 miles distant, offers a wide range of shopping, dining, leisure and medical facilities. Exeter

can also be easily reached by the nearby B3181 avoiding the M5. Tiverton Parkway railway station is one junction up the M5 (c.10 miles) and provides direct links to London, Exeter, Taunton, Bristol, the Midlands, the North of England, Edinburgh and Glasgow. Exeter and Bristol International Airports are c.9 and 57 miles respectively and Cullompton is on the Falcon Coaches route between Plymouth and Bristol which includes a Bristol Airport stop.

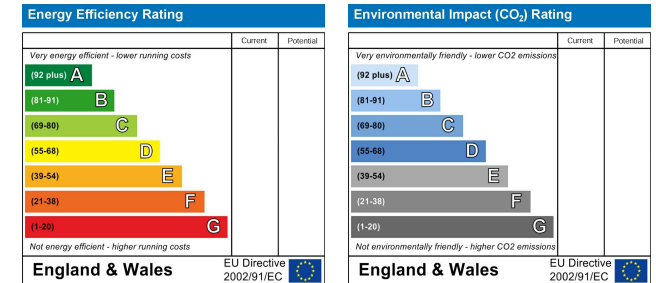
Floor Plans



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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