

3 London Inn Court High Street, Cullompton, EX15 3AB

Guide price £300,000





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- Grade II Listed Four Bedroom Family Home
- Kitchen
- Utility Room And Downstairs W/C
- Master Bedroom With En Suite
- Allocated Off Street Parking
- Lounge
- Dining Room
- Family Bathroom
- Courtyard Garden
- Uffculme School Catchment



This four-bed Grade II listed property is part of a converted mid 19th Century inn. It offers four bedrooms including an ensuite principal, a fitted kitchen with adjoining utility, a sitting room with double doors opening to a decked patio and off-road parking in a shared courtyard. Located in sought-after Uffculme, within the catchment of the Ofsted Outstanding Rated Uffculme secondary school, and benefiting from the village's rural charm and old wool town heritage the property is less than 2.5 miles from the M5. As such, the property makes an excellent opportunity for first time buyers, investors or a young family looking for a village lifestyle with excellent local amenities and easy access to the both the M5 and the rural Devon countryside.

Walkthrough

Once part of an old (mid-19th Century) inn, this 4-bedroomed Grade II listed property is tucked away off the high street in sought-after Uffculme. Approached by passing through an old wagon entrance into a shared courtyard that offers parking to the three properties that make up the old London Inn. The front door opens from this courtyard into a hallway that connects the sitting room to the left, the kitchen and dining rooms to the right and hosts the stairs to the bedrooms on the first floor.

The sitting room is a good-size family room and benefits from a feature fireplace with detailed wooden

border. The room offers plenty of space for seating, with the current owners fitting two sofas (one a 4-seat L-shape, the other a standard two-seater) whilst retaining plenty of space for additional furniture. a four-seat L-shaped sofa and an additional two-seat sofa). The room benefits from plenty of natural light from triple windows overlooking the courtyards and double doors that open onto a private decked courtyard.

At the other end of the hallway, the kitchen is a pleasant room with exposed beams and tastefully presented with blue units, white tiles and worksurfaces. It includes an integrated Siemens Oven,

Siemens electric/induction hob, Villeroy and Boch butler sink, integrated dishwasher, fridge freezer and plenty of worksurfaces and storage with both high and low units. A wooden door with iron fittings opens through to an adjacent Utility Room.

Adjacent to the kitchen, the Dining room is a good-sized room with further exposed beam work. It has plenty of space for a six to eight seat dining table and additional furniture. It is a versatile room, and the current owners use it as an additional downstairs bedroom, with space for bed, coffee table and storage units. To the rear of the room, a wooden door with iron fittings opens through to an under-stair storage



Parks and Playgrounds are also located within a short walk (<0.3 miles).

Uffculme benefits from being secluded from through traffic, but is ideally situated for rapid access to the M5 (Junction 27 less than 2.5 miles away). This provides quick access to Cullompton (6 miles), with its supermarket and local High Street shops. The county towns of Exeter and Taunton are both within commuting distance (20 and 16 miles, respectively) and provide an additional cultural and retail opportunities. Tiverton Parkway Railway station is 3.5 miles away and provides direct connections to London, the Midlands and the North through to Edinburgh.

Uffculme is equally well placed for access to the beauty and heritage of rural. Riverside walks start within the village allowing you to meander your way through riverside farmland to Culmstock or follow the disused railway line from the Village hall to Uffculme's Coldharbour Mill. Coldharbour Mill, is a heritage site unique to the village, and is one of the UK's oldest working wool mills having been in continuous

cupboard.

Following back down the hallway and passing a downstairs toilet with washbasin leads to the stairs to the first floor. These stairs lead to a landing which connects the property's four bedrooms and a family bathroom. The principal bedroom benefits from fitted wardrobes and an ensuite bathroom with bath, over-bath shower, W/C and basin. All rooms have the rustic wood and iron doors as were seen on the lower floor and the family bathroom offers a bath, over bath shower, sink and W/C.

Outside, the property has a private decked courtyard accessed through the sitting room. This decked area offers a pleasant space for a morning coffee with

plenty of space for a four-seat outside coffee table.

The property is on mains sewerage, electric, water and gas and benefits from allocated off-street parking for two vehicles in the shared courtyard. The courtyard is shared with the two neighbouring properties but otherwise private.

Location

This property is well situated within the village, within an easy walk (0.4 miles) to the Ofsted Outstanding Uffculme Secondary School. It is also a very short (<0.1 mile) walk to the village centre which provides a wide range of local amenities including a Nisa Local (with post office) Coffee Shop. Pubs, Primary School, Nursery, Library, Doctors Surgery, and

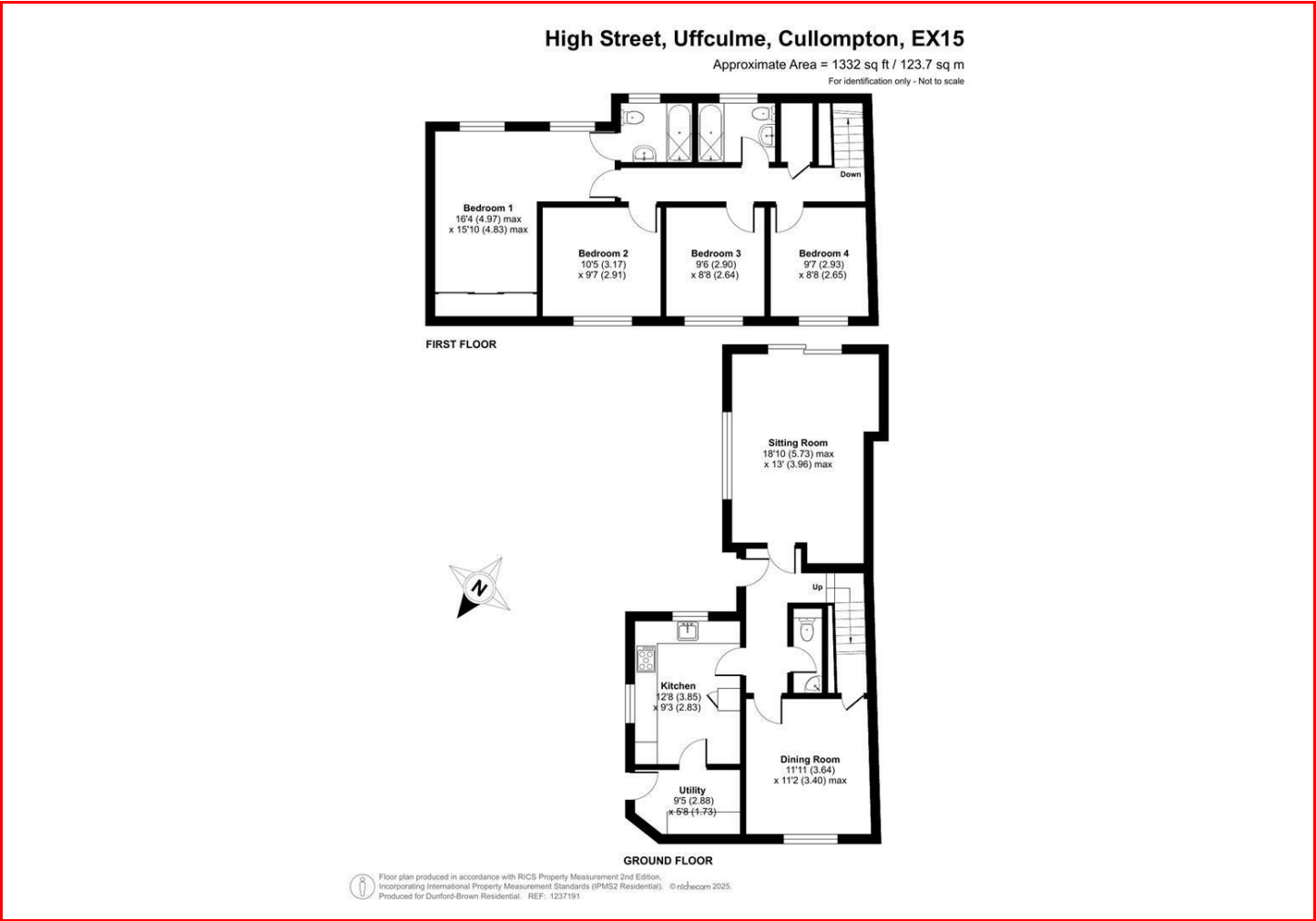




production since 1797.

Uffculme is situated at the foot of the Blackdown Hills Area of Outstanding Natural Beauty with its mosaic of farms, villages and ancient hill forts nestled amongst picturesque hills, valley, rivers and woods. Furthermore, Uffculme's central position and access to the M5 means that the Devon's national parks of Exmoor and Dartmoor and both the county's north and south coasts are accessible for easy day trips.

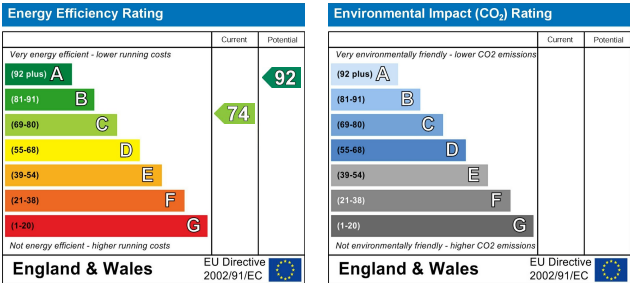
Floor Plans



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.