



Wisteria Cottage







# Wisteria Cottage

Kentisbeare, Cullompton, Devon, EX15 2AE

Cullompton/M5 (J28) 4 miles | Tiverton 13 miles | Exeter 17 miles

Charming 5-bedroom semi-detached cottage in scenic Kentisbeare, featuring a spacious garden and picturesque river views, within the catchment area for the highly-rated Uffculme School.

- Charming semi-detached cottage
- Five-bedroom
- Period features with modern convenience
- Spacious garden with picturesque river views
- Inglenook fireplace with wood burner
- Versatile living spaces
- Uffculme School catchment
- Village location
- Council Tax Band E
- Freehold

Guide Price £475,000

## Stags Tiverton

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@StagsProperty

## SITUATION

Wisteria Cottage is nestled in the idyllic village of Kentisbeare, located in the heart of Mid Devon. This popular village is just two miles east of Cullompton, providing a peaceful countryside setting while maintaining convenient access to amenities. Kentisbeare boasts a village store, post office, a well-regarded pub, a village hall, and a primary school. For families, the property falls within the catchment area of the sought-after Uffculme School. The location offers excellent transport links, being only 5-10 minutes from the M5 and 20 minutes from Exeter Airport. This makes Wisteria Cottage ideal for those seeking a blend of rural charm and accessibility.

## DESCRIPTION

Wisteria Cottage is a characterful semi-detached house that has been lovingly improved by its current owners. The property spans nearly 2000 sq ft and includes five bedrooms, offering ample space for a growing family. The interior combines modern updates with period features, such as a Rayburn in the dining room and a woodburner in the sitting room. The ground floor provides flexible living spaces, including a conservatory, study/playroom, and a spacious kitchen with an adjacent utility room. Outside, the well-maintained garden offers both lawn and patio areas, with additional outbuildings for storage. The garden backs onto the tranquil River Ken, providing a picturesque and serene backdrop.

## ACCOMMODATION

Upon entering Wisteria Cottage, you are greeted by a spacious hallway featuring modern flooring. Directly ahead is a convenient ground floor shower room and WC. To the left, the sitting room offers a cozy atmosphere with its charming woodburner and opens into the versatile study/playroom. From here, doors lead to the conservatory, which overlooks the garden. On the opposite side of the hallway, the large dining room is the heart of the home, featuring a Rayburn that provides warmth and character. The dining room leads into a well-equipped kitchen with doors that open to the outside and an adjacent utility room for added convenience.

Upstairs, the first floor comprises five bedrooms, each accessed from the corridor landing. The master bedroom is spacious and light-filled, with views over the garden and river beyond. The additional bedrooms offer ample space for family members or guests. A well-appointed family bathroom completes the first floor, featuring modern fixtures and fittings.





## OUTSIDE

The exterior of Wisteria Cottage is just as impressive as the interior. The garden is a blend of lawn and patio areas, perfect for outdoor entertaining and relaxation. The property includes a detached outbuilding, ideal for use as a workshop or additional storage, as well as two smaller outbuildings. The garden's highlight is its direct access to the River Ken, providing a stunning and serene backdrop. Mature trees and shrubs add to the sense of privacy and seclusion, making this garden a peaceful retreat from the hustle and bustle of everyday life. The combination of well-maintained garden spaces and picturesque river views makes the outside area of Wisteria Cottage truly special.

On road parking is available to the front of the property.

## SERVICES

Electricity - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Oil fired central heating.

Ofcom predicted broadband services - Standard: Download 18 Mbps, Upload 1Mbps. Superfast: Download 62Mbps, Upload 12Mbps

Ofcom predicted mobile coverage for voice and data: External - EE (Limited), Three, O2 and Vodafone.

Local Authority: Mid Devon District Council. Kentisbeare Conservation Area.

## AGENTS NOTE

Historically there is a pedestrian right of way through the garden for the neighbouring property, Bridge Cottage, however this has not been used in the owners time and a fence blocks the way.

## VIEWINGS

Strictly by appointment only through the agents, Stags.

## DIRECTIONS

From Junction 28 of the M5, turn left signposted to Honiton. Continue on the A373 for 2 miles, then turn left at the crossroads, signposted Kentisbeare. Follow this road for 1 mile then turn left onto High Street. Then take the next right onto Fore Street continue on Fore Street past the primary school and the property can be then found on the right-hand side.

Approximate Gross Internal Area = 183.4 sq m / 1975 sq ft  
 Outbuildings = 20.6 sq m / 222 sq ft  
 Total = 204 sq m / 2197 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1084419)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	33	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



