



Rull House







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Rull Lane, Cullompton, Devon, EX15 1NG

M5 (J28) 0.25 miles, Tiverton Parkway Station 6 miles, Exeter 11 miles

A beautiful Edwardian house hidden in the confines of Cullompton.

- 3/4 Reception rooms
- 6/7 Bedrooms
- Study, boot room and utility
- Private gardens
- Woodland and small paddock
- Outbuildings including Ice house
- Double garage
- 5.4 acres
- Council Tax Band G
- Freehold

Guide Price £850,000

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SITUATION

Located on the edge of Cullompton, less than one mile from the main high street, providing easy access to local amenities and transport links whilst being away from the main town traffic.

The town of Tiverton is 7 miles away also offering a range of amenities including state and private schools, shops, a hospital and recreational facilities, whilst Exeter is located 13.5 miles south and has all the facilities of a cathedral city and major regional centre.

Easy access to the M5 motorway and a mainline railway station at Junction 27, with fast trains to London taking approximately 2 hours.

DESCRIPTION

The house is set in a private location in the confines of the Cullompton northern extension, within an easy reach of amenities and conveniences. The charming former estate house is a very well proportioned Edwardian property that dates from 1908 and is circa 4,400 SqFt. It is a very light property, with good ceiling heights, large windows and a traditional Edwardian feel that is not listed yet retains a host of characterful features. The property offers flexible living space across three floors with four reception rooms and up to seven bedrooms.

ACCOMMODATION

The large, dual aspect, open plan kitchen-sitting room sits centrally within the property, comprising of cream base units with marble worktops, integrated dishwasher, two undercounter fridges, an electric Aga with a 4 burner-gas hob, and wood burner. The room extends to an informal sitting room with French doors leading out to a quiet seating area. The further reception rooms include; drawing room, dining room and library/ games room, and they offer bright spacious rooms with feature fireplaces. A study along with the library/ games room feature attractive wooden panelling and further storage. To the rear of the property is the useful boot room and utility, offering an informal entrance for family day to day life. The utility offers wall and base units with space for further appliances. Externally, there is a garden room with a unique stained glass feature panel.

The dual aspect master bedroom offers fitted wardrobes, over-head cupboards and en-suite with bath, shower, wash basin and WC. Bedroom two and three are also spacious bedrooms, with bedroom two featuring a fitted wardrobe and access to the Jack and Jill bathroom with shower, washbasin and WC. The remaining bedrooms are all good-sized double bedrooms with views over the garden. The spacious family bathroom comprises of a shower, bath, wash basin and WC.

On the second floor is a flexible space featuring wooden beams and Velux windows, with a further bathroom with bath with shower over, wash basin and WC.





OUTSIDE

The gated private driveway sweeps up to the house where there is ample parking and double garage with up over doors. The property's private driveway is reached over a shared private drive, the majority of which is owned with the property.

Formal gardens wrap around the south-eastern end of the property offering a large lawn bordered by mature plants, shrubs and trees. Beyond, a meandering pathway leads through the healthy woodland with a variety of trees including, not-limited to, Oak, Ash, Beech and Cherry trees. To the northern end of the plot is a profitable area comprising of covered vegetable patch, greenhouse and a small orchard contain apples, pears and plums.

The property offers a versatile number of outbuildings; including two former stables with tack room, wood stores, storage shed and former Ice House.

Below the garden is a small paddock, sloping gently.

SERVICES

Mains electricity and water. Private drainage via sewage treatment plant, newly installed in 2024. Gas supply via LPG bottles. Oil fired central heating.

Ofcom predicted broadband services - Standard: Download 14Mbps, Upload 1Mbps.

Superfast: Download 43Mbps, Upload 8Mbps.

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

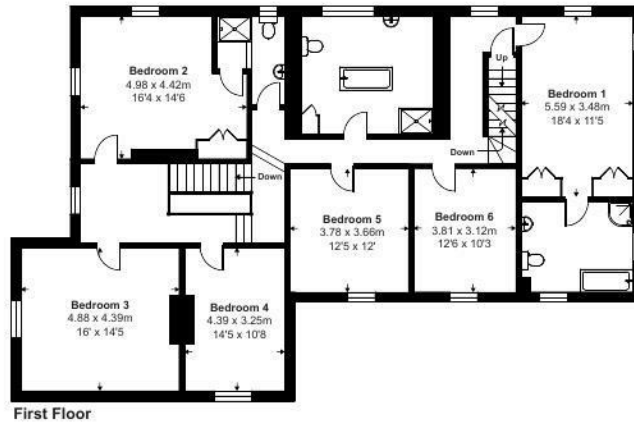
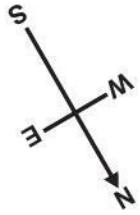
Local Authority: Mid Devon District Council.

VIEWINGS

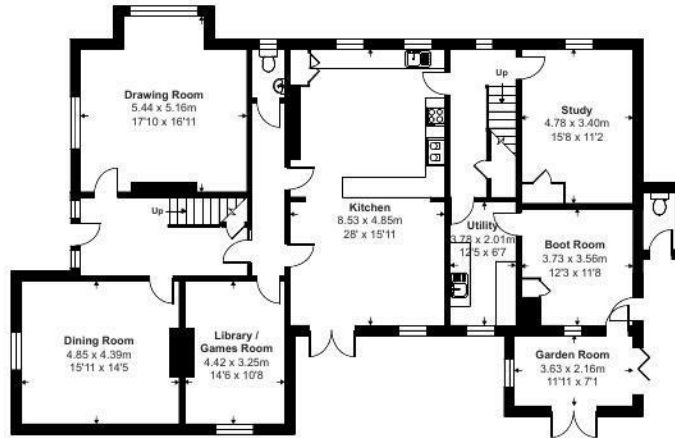
Strictly by appointment only through the agents, Stags.

DIRECTIONS

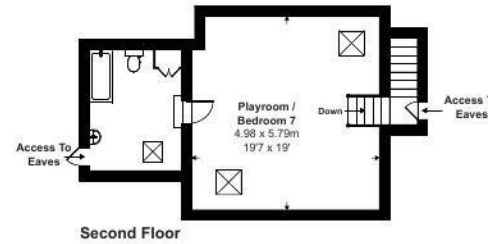
From the M5 (Junction 28), proceed towards Cullompton on the B3181, passing straight over two roundabouts. At the T-junction with traffic lights, turn right sign posted Willand (B3181)/ Uffculme (B3440). After approximately 0.5 miles, at the T-Junction, turn right and almost immediately take the first left onto Rull Lane. Proceed for 175 yards, and the shared driveway will be found on the right-hand side. Rull House can be found at the end of the driveway.



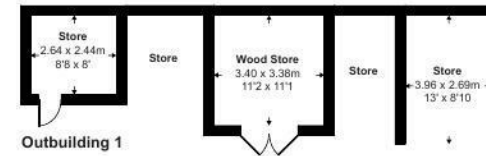
First Floor



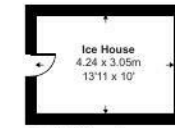
Ground Floor



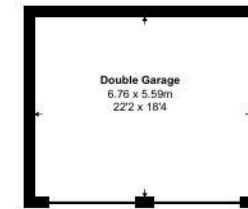
Second Floor



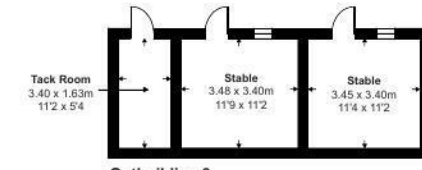
Outbuilding 1



Outbuilding 2



Double Garage



Outbuilding 3

Approximate Area = 4394 sq ft / 408.2 sq m
 Garage = 406 sq ft / 37.7 sq m
 Outbuildings = 999 sq ft / 92.8 sq m
 Total = 5799 sq ft / 538.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1147325



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) A		
(81-91) B		
(69-80) C		70
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

