



Store Cottage





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Brithem Bottom, Cullompton, Devon EX15 1NB

Tiverton 4 Miles | Cullompton/ M5 (J28) 2.5 Miles | Tiverton Parkway Train Station 6 Miles

A detached modernised and improved country cottage with south facing rear garden, conveniently located between Tiverton and Cullompton with good M5 Access.

- Well-presented Detached Cottage
- 3/4-Bedrooms & 3-Bathrooms
- 2/3-Reception Rooms
- Kitchen/Breakfast Room
- South Facing Rear Garden
- Convenient Country Location
- M5 (J28) 2.5 Miles
- Tiverton Parkway Station 6 Miles
- Council Tax Band E
- Freehold

Guide Price £525,000

## SITUATION

The property lies in a convenient location within the popular hamlet of Brithem Bottom, between Tiverton and Cullompton. The M5 is accessible at either Junction 28 (Cullompton) or Junction 27 (Tiverton). Alongside the latter, sits Tiverton Parkway Train Station, offering mainline rail access to London. An excellent range of amenities can be found in Cullompton and Tiverton, with a range of supermarkets, independent shops and schools. The village of Halberton, 2 miles, has local amenities including an excellent farm shop and café, as well as a public house and church.

This cottage offers the rare combination of idyllic country hamlet location set amongst unspoilt countryside, but whilst maintaining convenience of access to the major road and rail networks.

## DESCRIPTION

An attractive detached country cottage, well presented and modernised with extensive living accommodation with three reception rooms, conservatory, three bedrooms with the master offering a walk-through dressing area and ensuite shower-room. Externally the property offers a mature south-facing garden with an abundance of perennials, shrubs and trees.





## ACCOMMODATION

The entrance hallway gives access to the majority of the principal ground floor rooms. The dual aspect kitchen sits to the rear of the property offering views out over the south facing garden. Cream wall and base units offer ample storage, with the addition of an integrated, electric double oven range with seven ring gas hob and extractor over. Further space is available for additional appliances whilst a central breakfast bar offers informal seating within the room. Centrally located within the property, the dual aspect, open plan lounge/ dining room offers characterful features with exposed beams, lintel, inset wood burner and beautiful traditional Elizabethan window. A door leads through to the western end of the property and into the study and conservatory beyond, with double doors out to the garden. The dual aspect sitting room/ bedroom 4 sits on the eastern side of the property with a feature stone wall and inset log effect electric fire, whilst a ground floor shower room with shower, wash basin and WC can also be found off the entrance hallway.

The turning staircase leads up to the first-floor landing giving access to the three double bedrooms and family bathroom. The master offers a spacious double bedroom with walk-through dressing area with fitted wardrobe. Beyond, is the ensuite shower room comprising of shower, wash basin set within vanity unit and WC. The landing also offers cupboard storage.

## OUTSIDE

Surrounded by walls and wooden fencing, the rear garden is set across two tiers and offers a secluded private retreat, making the most of the southerly aspect. The garden, mainly laid to lawn, also offers an abundance of perennials, mature shrubbery and trees, along with raised vegetable beds and poly-tunnel for those green fingered gardeners. A delightful pond sits on the lower-level of the garden, adjacent to a paved seating area, providing a tranquil area to make the most of the days' sun and enjoy the southerly aspect.

To the front of the property, is an open fronted garage offering parking for a single vehicle, with further, informal, parking available on the road. Adjacent to the garage, paved steps lead up to the front door.

## SERVICES

Mains electricity and water. Private drainage via a BioTec Sewage Treatment Plant installed in 2006. Oil Fired Central Heating with further underflooring heating in the entrance hallway, kitchen, ground-floor shower room and master ensuite. LPG bottles are in place for the gas hob.

Ofcom predicted broadband services - Standard: Download 1Mbps, Upload 1Mbps. Ultrafast: Download 900Mbps, Upload 900Mbps.

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

Local Authority: Mid Devon District Council.

## VIEWINGS

Strictly by appointment with the agent please.

## DIRECTIONS

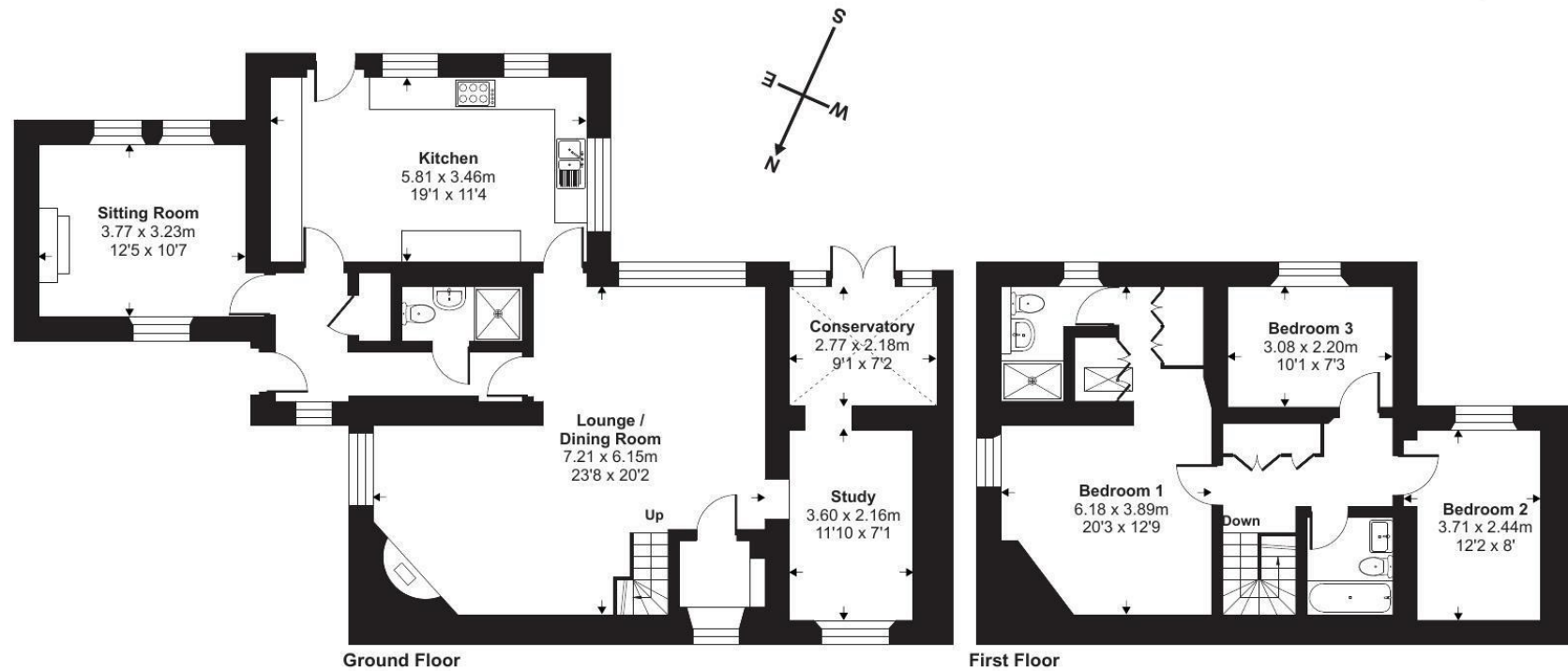
From Cullompton, proceed on the B3181 towards Willand. Passing 'The Steamer Coffee House & Kitchen', take the next left, signposted Brithem Bottom/ Ash Thomas. Continue on this lane for approximately 1.2 miles. As you enter the hamlet, remain on this road where the property will be on the left after 175 yards.





Approximate Area = 1701 sq ft / 158 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1238283

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		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(49-60) <b>C</b>		
(34-48) <b>D</b>		
(19-33) <b>E</b>		
(11-18) <b>F</b>		
(1-10) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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