



Stamford House



STAGS

Stamford House

St. Andrews Road, Cullompton, EX15 1LN

Cullompton Town Centre | M5 J28 0.5 Miles | Tiverton Parkway
6 Miles | Exeter Airport 13 Miles

A substantial and beautifully proportioned period home, with a charming self-contained unit, attractive courtyard garden and ample off-road parking - all located within the popular town of Cullompton.

- Charming Period Home
- Well Proportioned Sitting Room
- Self Contained One Bedroom Annexe/Home Office
- Pretty Courtyard Garden
- Council Tax Band D
- Three Bedrooms. Two Bathrooms
- Open Plan Kitchen-Dining Room
- Private Driveway with Ample Parking
- Generous Garage with PV Panels
- Freehold

Guide Price £375,000

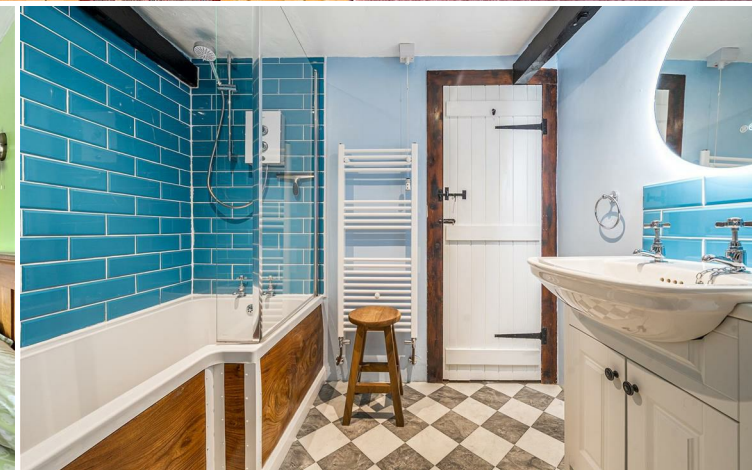
SITUATION

Stamford House occupies a desirable location within the popular town of Cullompton, providing easy access to a comprehensive range of local amenities including shops, schools, and recreational facilities. The property is conveniently positioned for road networks, including the M5 motorway at Junction 28, making Exeter, Taunton, and the wider region readily accessible.

DESCRIPTION

This attractive period home combines character with modern living. The main house offers three double bedrooms, including one particularly spacious principal suite with an en suite shower room, alongside a family bathroom.

The ground floor accommodation includes a large sitting room leading into a conservatory, a kitchen/dining room, and a downstairs cloakroom.



The property also benefits from previous planning consents for further development, providing significant potential to enhance or extend the accommodation. Mid Devon Planning Reference: 21/01014/HOUSE.

THE NOOK

There is a self-contained one-bedroom annexe, offering excellent flexibility for guests or multi-generational living. Situated separately from the house this is a versatile space which offers privacy to those looking for ancillary accommodation.

OUTSIDE

The property offers a charming cottage-style courtyard garden which has been sympathetically landscaped for ease and low maintainence. A private driveway provides ample parking for three or more vehicles and hosts a generous garage, with solar panels, giving additional storage and workshop space.

Planning permission was granted in 2021 for a conversion for the garage into a one-bedroom studio apartment for ancillary accommodation (Mid Devon Planning Reference: 21/01014/HOUSE).

SERVICES

Mains electricity, water, drainage, and gas are connected.

DIRECTIONS

From M5 J28 follow the signs for Cullompton town centre, at the traffic lights turn left and take the first right onto St Andrews Road, follow this road for a short distance and the property will be located on the left hand side with a Stamford House on the outer wall of the boundary.



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		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

19 Bampton Street, Tiverton,
Devon, EX16 6AA

tiverton@stags.co.uk

01884 235705

