



5 Barton Cottages



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Langford, Cullompton, Devon, EX15 1SE

M5 Junction 28/ Cullompton 4 Miles | Exeter 9 Miles | Tiverton Parkway Station 9 Miles

An attractive, Grade II listed, period cottage with heaps of character, large ¼ acre garden and parking. Situated in a convenient country location, just 4 Miles from Cullompton and M5 J28.

- Grade II Listed Character Cottage
- Kitchen/ Breakfast Room
- In all over ¼ Acre
- Gated Driveway with Parking
- Council Tax Band D
- Three Bedrooms
- Seperate Utility & Adjoining WC
- Attractive Countryside Location
- M5 J28 & Cullompton 4 Miles
- Freehold

Guide Price £450,000

DESCRIPTION

This beautiful period semi-detached cottage is filled with character features including exposed beams throughout and a large inglenook fireplace. The accommodation includes a spacious sitting/ dining room, fitted kitchen/ breakfast room with Aga, a separate utility and adjoining WC. On the first floor are three bedrooms and a bathroom with separate shower and bath. Outside, the garden backs onto open fields and in all extends to just over ¼ acre. Directly to the rear and side of the property lies a smart paved patio providing an excellent seating and entertaining space. The attractive cottage garden is mainly laid lawn surrounded with flowerbeds offering a wealth of colour from an abundance of mature shrubs, perennials and mature trees. Tucked away to the side is a kitchen garden with raised beds and a wide variety of fruit trees, whilst to the rear of the property is a very productive poly tunnel. To the front of the property, is a further area of lawn with mature shrubs and hedging, with the gated gravel drive running to the side of the property.

The village of Plymtree lies 1.7 miles distant and offers amenities including a pub, shop, primary school and church. Within the wider area, Cullompton and M5 J28 and 4 miles, Exeter and Tiverton Parkway train station are 9 miles.

SERVICES

Mains electricity and water. Shared private drainage via sewage treatment plant. Heating via oil-fired Aga and wood burning stove.

Ofcom predicted broadband services – Standard broadband available.

Ofcom predicted mobile coverage: Internal (variable) - EE. External (variable) - EE, Three, O2 and Vodafone.

Local Authority: Mid Devon Council.

DIRECTIONS

From the M5 Junction 28, proceed into Cullompton on the B3181. At the traffic lights, turn left onto the High Street, remaining on the B3181, southbound. Remain on this road and upon reaching the roundabout take the first exit onto Exeter Road/ B1381. Continue south for 1.5 miles and at the Merry Harriers pub, turn left signposted Langford/ Clyst Hydon. Follow this road for 0.9 miles and turn right signposted Langford, follow this road up and the cottage can be found on the right.





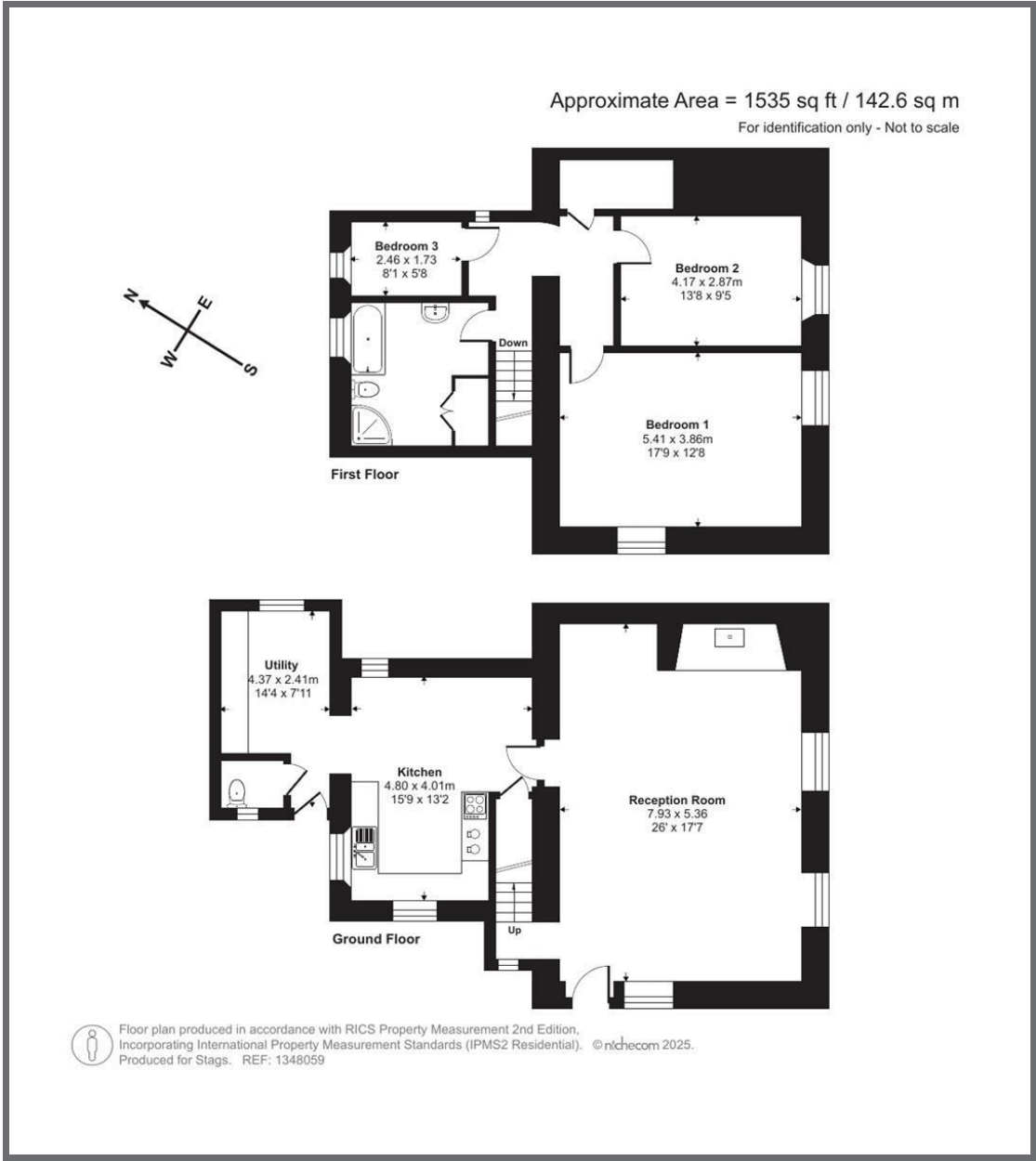
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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

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