



Burley House



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Plymtree, Cullompton, EX15 2JX

Cullompton 4 miles; Honiton 8 miles; Exeter 13 miles

A well-maintained four-bedroom detached family home, set on a generous plot in a quiet village location, with private rear garden, driveway parking and double garage.

- Village Pub
- Ample Parking
- Uffculme School secondary catchment
- Council Tax Band G
- Beautiful private gardens
- Views over the church tower
- Freehold
- EPC D

Guide Price £725,000

## SITUATION

Tucked away in the heart of Plymtree, Burley House enjoys a peaceful village setting with a primary school, pub, church, and shop. Nearby Honiton offers rail links to London and access to the A30, while the M5 is reached via Cullompton, which also has a secondary school. Blundell's and Wellington private schools are within easy reach. Exeter provides extensive shopping, schooling, and leisure amenities, rail connections to London Paddington and Waterloo, and an international airport. Tiverton Parkway, 12 miles away, also serves the Paddington line.

## DESCRIPTION

The front door opens to a central hallway with an under-stairs cupboard and a cloakroom with W.C. and wash basin. The bright, triple-aspect sitting room features an open fireplace and garden access, connecting via double doors to a dining room with a bay window. There's also a spacious study. The beautifully upgraded kitchen/breakfast room includes handle-less white units, quartz worktops, integrated appliances, and a central island with breakfast bar, plus patio doors to the garden. A utility room with matching units, sink, and laundry plumbing leads to the garage and garden.

Upstairs, the galleried landing leads to four bedrooms and a family bathroom. The main bedroom has two built-in wardrobes and an en suite with underfloor heating. All bedrooms have built-in storage, and the family bathroom includes a bath, separate shower, and underfloor heating. A large airing cupboard and boarded loft with ladder access complete the upper floor.

## OUTSIDE

The property is approached via a private driveway providing ample parking and access to the integral double garage. The front garden is neatly landscaped, while the rear garden is of a generous size, including 2 sheds, 2 outside taps and is beautifully maintained, which also enjoys a high degree of privacy, an ideal space for relaxing or entertaining outdoors.

## SERVICES

Mains water and electric. Septic tank drainage. Oil fired central heating. Standard and superfast broadband available. Mobile signal likely outside with all major networks. (Ofcom, 2025)

What3Words: ///numeral.sneezed.crusher





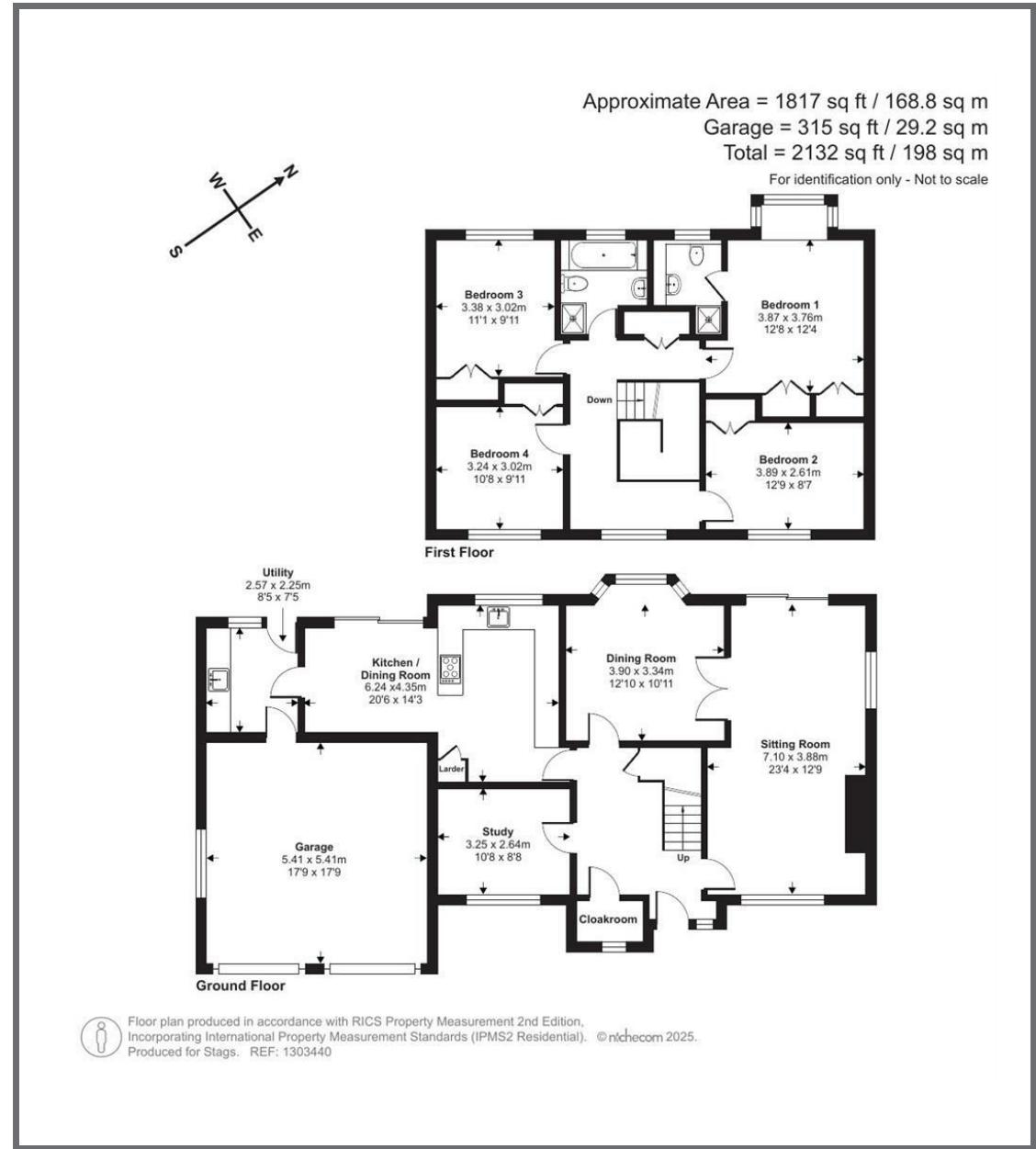
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Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-80) B	
(69-60) C	
(55-48) D	
(39-34) E	
(21-18) F	
(11-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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