



Fieldview House



# Fieldview House

4 Farthings Rise, Plymtree, Cullompton, Devon, EX15 2JX

What3Words: //threaded.enjoys.cared

## Generous detached family home in large gardens backing on to fields

- Countryside Views
- 1,927 Sqft Accommodation
- Generous entrance hall
- Lots of parking
- Freehold
- Beautiful private gardens
- Four double bedrooms
- 1/5 acre gardens
- 5.3m x 5.3m garage
- Council Tax Band G

Guide Price £695,000

### SITUATION

The property lies at the heart of the welcoming village of Plymtree, which offers a strong sense of community along with a primary school, traditional pub, church, and a community-run village shop. Ideally positioned for commuters, Plymtree provides excellent access to the M5 motorway and convenient rail connections.

### DESCRIPTION

The dual-aspect living room creates a bright and inviting space, featuring a wood-burning stove and opening into the conservatory. The kitchen/breakfast room is well-appointed with an induction hob, double oven, and space for a dishwasher. Adjoining the kitchen, a fitted utility room offers space for a washing machine and tumble dryer, with doors leading to the garden and the double garage. Completing the ground floor are a dining room, study, cloakroom, and a useful under-stairs cupboard.

Upstairs, there are four generous double bedrooms, each with built-in wardrobes. The main bedroom enjoys an en-suite shower room, while a family shower room, designed with space for a bath, serves the remaining bedrooms.

### OUTSIDE

A gated driveway provides ample off-road parking and access to a double garage with electric doors. The west-facing garden takes in views over open countryside and is mainly laid to lawn, complemented by mature shrub and flower borders. A paved patio offers an ideal seating area, alongside raised flower beds, a greenhouse, and a garden shed.

### SERVICES

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





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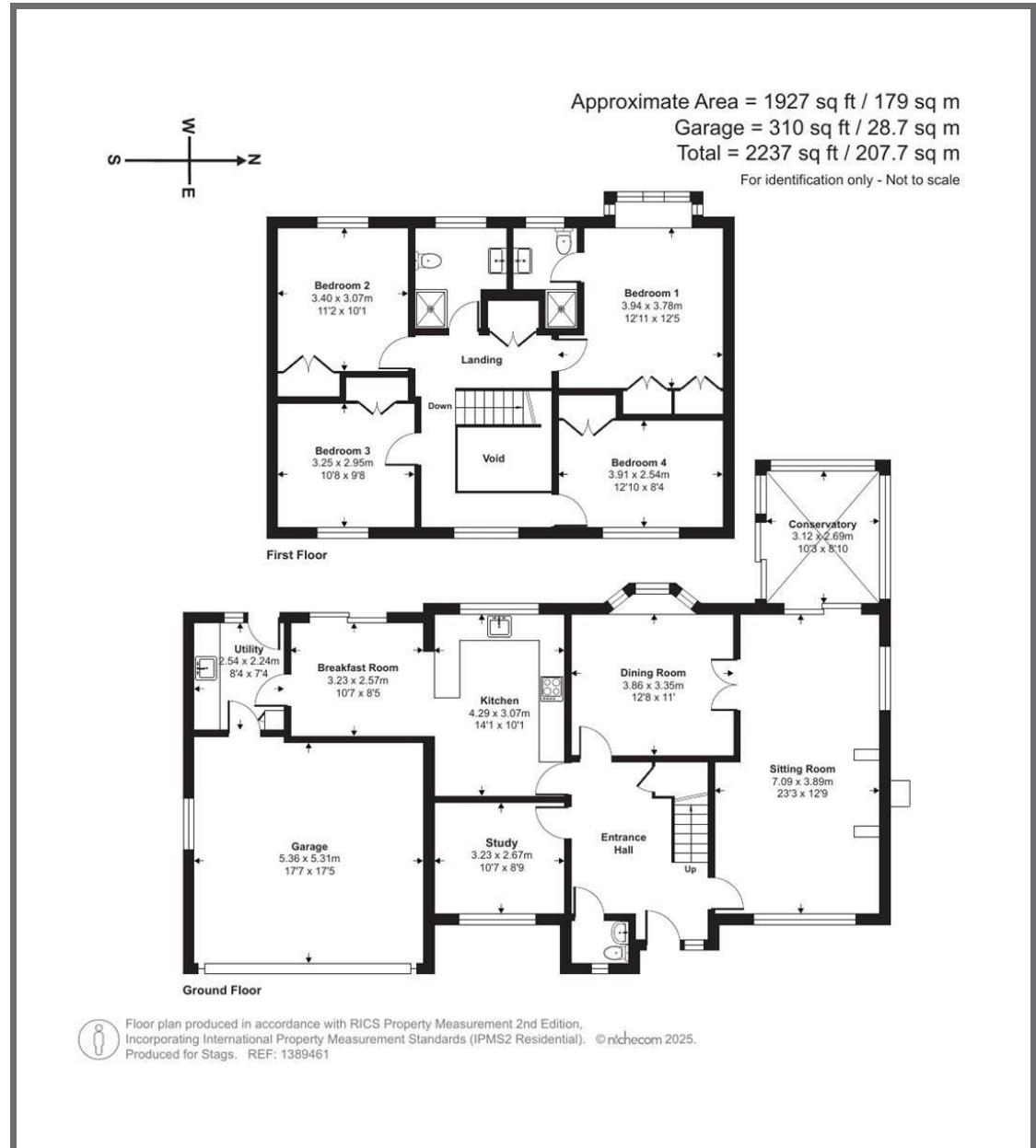


Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-80) B	
(69-68) C	
(55-68) D	
(39-54) E	
(21-38) F	
(11-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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