



16 Smithincott Cottages, Smithincott, Cullompton, EX15 3DG

Price £450,000

Council Tax: D Freehold

IMPRESSIVE COTTAGE IN UFFCULME - A stunning semi rural **THREE BEDROOM EXTENDED SEMI-DETACHED** house occupying a pleasant hamlet location. Built around 1911 originally as one of the farm cottages for the nearby Bradfield Estate. A traditional construction of brick and tile finished with render, it has recently been extended to expand the ground floor accommodation, enhancing the charm and it's original character features.

The accommodation offers a picturesque canopy entrance porch, in-keeping with its cottage style, into an entrance hall, sitting room with original feature fireplace, over looking the front garden, extended kitchen/dining area to create a further reception room area, utility room and cloakroom.

Upstairs, the cottage feel to the property continues with its spindle balustrade stairwell leading to the first floor with two large double bedrooms both offering spectacular countryside views to front and rear, and a large single third bedroom with a bathroom/shower room to compliment. The property benefits from gas central heating and uPVC double glazing.

Outside, there is a large front garden currently enjoying the space with a hot tub and seating area, with a fine sunny aspect as it wraps around the property leading to the rear garden where there is a large timber hobbies/workshop that could be converted into a useful office to work from home while enjoying pleasant views.

Smithincott, is approx. half a mile from the highly desirable village of Uffculme, which has an excellent range of local amenities with a wonderful community feel including two renowned schools, post office, convenience store, bowling club, church, village hall, local pubs and Bridwell Park. Junction 27 of the M5 offers Parkway Mainline station to Paddington London or Exeter City Airport and City Central.



Entrance Hall 10'1" x 7'11"

An impressive entrance hall with high ceilings and original features, offering a turning spindle balustrade stairwell leading to the first floor with uPVC double glazed window to front aspect, storage cupboard under stairs housing a gas boiler for central heating and hot water, radiator, ledge and brace door to hallway leading to

Sitting Room 16'5" x 15'0"

A welcoming and well presented sitting room sympathetically improved to offer a spacious room with original exposed polished flooring and large feature cast iron open fireplace with slate hearth and mantle surround, three uPVC double glazed windows to front aspect with radiator, t.v. point, telephone point, ledge and brace door to hallway.

Kitchen/Diner/Reception Room 24'11" x 20'11"

A welcoming open plan living space ideal for entertaining comprising of open plan kitchen contemporary style units with square edge solid oak

worktops with a built in one and half bowl sink unit with mixer tap, integrated "Neff" dishwasher with wide range of base units and matching eye level cupboards with under lighting lighting, freestanding six burner gas range hob with double oven and Britannia stainless steel cooker hood above, tiled splashback's with inset spotlighting, tiled flooring, radiator, ledge and brace door leading to utility room. Open plan into the dining room area with radiator, uPVC double glazed window to side aspect contuing with tiled flooring, ledge and brace door to entrance hall, open plan leading into a lovely reception area that is used as the main gathering area with tiled flooring, uPVC double glazed window to side aspect, radiator and uPVC double glazed French doors opening and leading out to the west facing rear garden.

Utility Room 9'10" x 7'10"

Offering a square edge solid oak worktop with an inset one and half bowl stainless steel sink unit with mixer tap over, range of cupboards and eyelevel cupboards, plumbing and

space for a washing machine and Fridge/Freezer, tiled flooring, radiator, range of shelving with inset spotlighting and uPVC double glazed door leading to.

Cloakroom 4'9" x 3'6"

A white suite comprising of a low-level w.c., wash hand basin, tiled splashback's with uPVC double glazed window to rear aspect.

First Floor Landing

With uPVC double glazed window to side aspect and ledge and brace doors leading to

Bedroom One 15'1" x 13'9"

A generous sized double bedroom, offering a radiator and uPVC double glazed window to front aspect offering impressive countryside and woodland views in the distance.

Bedroom Two

14'1" x 8'7" maximum

A good size double bedroom offering a radiator, built in wardrobe and uPVC double glazed window to rear aspect offering stunning countryside views towards Cadeleigh house.



Bedroom Three

8'1" x 6'11" max

A large single bedroom with radiator, storage cupboard over stairs and uPVC double glazed window to front aspect.

Family Bathroom/Shower Room

11'1" x 7'6" maximum

A white suite comprising of a panelled bath, pedestal wash hand basin, close coupled low-level w.c., tile enclosed walk in double shower cubicle with mains shower and sliding door shower screen, inset spotlighting, chrome heated towel radiator, laminate wood flooring, extractor fan, and storage cabinet.

External Hobbies Room

25'2" x 11'6" maximum

An excellent external timber construction addition that would make a perfect studio or office to work from home currently used as a hobbies room and store room offering light and power, uPVC double glazed windows to rear and side aspects and stable door.

Front Garden

A pleasantly un-overlooked front garden, mainly laid to lawn enclosed with walled boundaries and shrubbery enclosure with patio pathway with wrought iron gate leading to the side offering a large area for seating and hot tub and canopy entrance porch leading to the entrance door.

Rear Garden

A picturesque westerly facing rear garden entered with a five bar gate and walled boundary leading to a landscaped area offering a pathway to the front and main rear garden areas that is laid to

lawn with large seating area and driveway for off-road parking, store shed and large timber frame construction workshop currently used as a hobbies and store room.

Services

Electric - British Gas, Gas - British Gas, Water - Mains Water and Sewerage with South West Water. Internet - Sky. Council Tax Band D

Diamond Estate Agents encourage you to check before viewing a property, the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

What3Words

earpiece.dolly.intention

Agent Information

VIEWINGS Strictly by appointment with the award winning estate agents, Diamond Estate Agents

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

PLEASE NOTE Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations,

Diamond Estate Agents have to undertake automated ID verification, AML compliance and source of funds checks. As from 1st May, 2024 there will be a charge of £10 per person to make these checks.

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



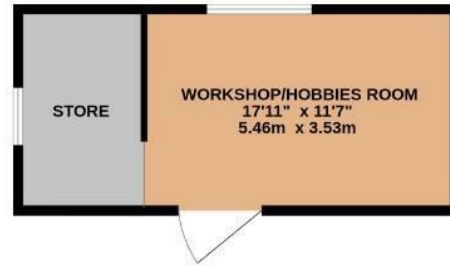


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			<i>Very environmentally friendly - lower CO₂ emissions</i>
(81-91) B			(81-91) A
(69-80) C			(69-80) B
(55-68) D			(55-68) C
(39-54) E			(39-54) D
(21-38) F			(21-38) E
(1-20) G			(1-20) F
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.





GROUND FLOOR
1078 sq.ft. (100.1 sq.m.) approx.

1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1588 sq.ft. (147.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024