



## 4 Mill Cottages Coldharbour, Cullompton, EX15 3EE

Freehold

**Asking Price £245,000**

Council Tax Band - A

Nestled within the historic grounds of Coldharbour Mill, on the outskirts of the charming village of Uffculme, this beautifully restored Grade II Listed cottage offers a unique opportunity to own a piece of history. Overlooking the tranquil Mill Leat, this two-bedroom property combines period charm with modern comforts, making it ideal as a primary residence, a second home, or a distinctive investment.

The cottage boasts two spacious double bedrooms and an array of character features, including high ceilings, ornate fireplaces, and original-style ceiling roses and coving. It also benefits from gas central heating and a bespoke kitchen complete with integrated appliances. Outside, a brick-paved courtyard provides a perfect spot for alfresco dining, and residents have access to well-maintained communal gardens.

Located in the desirable village of Uffculme, the property is within easy reach of local amenities such as a post office, mini-market, doctor's surgery, and highly regarded schools, including the Ofsted-rated 'Outstanding' Uffculme Secondary School. For more extensive services, the nearby town of Cullompton offers supermarkets, a sports centre, library, and golf course.

With quick access to the M5, commuting to Exeter or Taunton is convenient, while the surrounding countryside, including the Blackdown Hills Area of Outstanding Natural Beauty, offers endless opportunities for outdoor activities. Riverside walks by the River Culm are just 100 yards away, and the breathtaking landscapes of Dartmoor, Exmoor, and Devon's coastlines are all within easy driving distance.

An internal viewing is highly recommended to fully appreciate this exceptional property in a sought-after location.

### Entrance Hallway

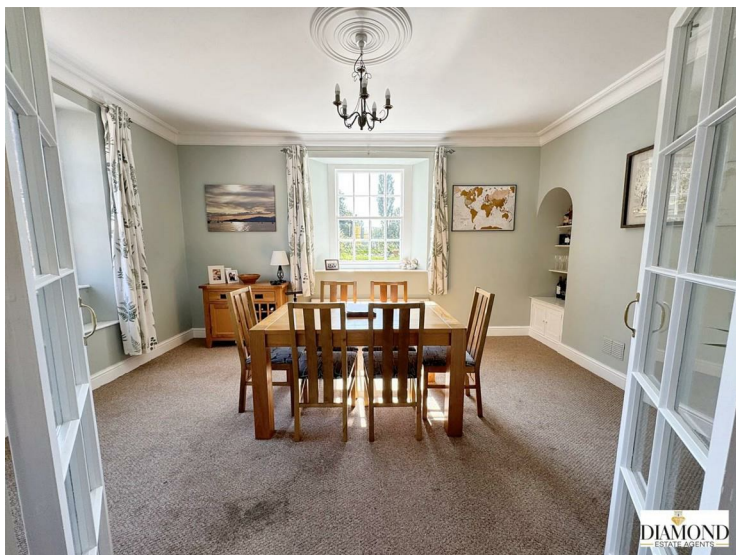
Upon entering the property, you are greeted into the airy entrance hallway with lovely high ceilings, tiled flooring, deep understairs storage cupboard with electric, light, shelving and plumbing for washing machine. Stairs to the first floor landing and doors off to

### Kitchen 9'0" x 6'8" (2.76 x 2.04)



This bespoke country style kitchen benefits from a range of base units of cupboards and drawers with cherry wood worktop over, inset single stainless steel sink with Victorian style taps, integrated dishwasher, fridge, oven and grill, four ring gas hob and tiled splashbacks. Matching wall mounted cupboards with extractor hood, radiator and tiled flooring, window to the side elevation with deep window sill. Cupboard housing the gas boiler providing hot water and central heating.

### Reception Room 15'7" x 11'10" (4.77 x 3.61)



This lovely bright room benefits from many character features including high ceilings, dual aspect sash windows with deep window sills and window seat plus views to the front and side elevations overlooking the communal garden areas., radiator, telephone and television points and alcove with shelving and storage cupboard.

### First Floor Landing

Stairs to second floor, radiator and doors off to

### Bedroom 16'2" x 11'11" (4.93 x 3.64)



Currently used by the owner as a lounge/office, this versatile room boasts dual aspect sash windows to the front and side, offering stunning far-reaching views of the countryside. The room's focal point is the ornate fireplace with a slate hearth and wooden mantle adding a touch of elegance. Additional features include a radiator, TV point, an alcove with shelving and storage, as well as an ornate coved ceiling with a central ceiling rose and light fixture enhancing the room's character and charm.

### Bathroom 9'3" x 6'4" (2.84 x 1.95)

An obscure glazed window to the side elevation provides privacy while allowing natural light to fill the space. The modern white bathroom suite includes a paneled bath with a Mira electric shower overhead, a low-level WC and a pedestal wash basin with tiled splashbacks. Additional features include a heated towel rail, shaver socket and an airing cupboard housing the hot water tank and shelving for convenient storage.

### Second Floor Landing

A Velux window offers charming rooftop views, while the built-in wardrobe provides ample storage with a hanging rail and shelving. A door leads into the adjoining room, enhancing the practicality and flow of the space.

## Bedroom One 13'10" x 12'5" (4.23 x 3.81)



This charming room features a large sash window to the front, offering stunning views over rolling countryside. The space boasts characterful exposed beams and includes a modern electric panel heater for comfort. Additional storage is cleverly integrated, with a built-in low-level wardrobe and eaves storage, maximizing functionality without compromising the room's appeal.

## Outside



The property is accessed from the lane through ornate metal gates, opening onto a spacious brick-paved area that belongs to the home—perfect for alfresco dining and soaking in the lovely surroundings and sunshine. Please note, neighboring properties have a pedestrian right of access across this space. Additionally, communal gardens extend alongside the leat, leading to Coldharbour Mill, providing a tranquil setting. The property also benefits from a separate communal washing line and drying area, as well as a shared bin storage facility for convenience.

## Services

Mains electric, gas, water and sewerage.

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

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## Agents Notes

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).

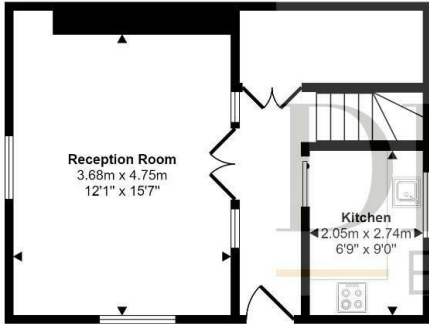
Stamp duty may be payable on your property purchase and we recommend that you speak to your legal representative to check what fee may be payable in line with current government guidelines.

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.

# Floor Plan

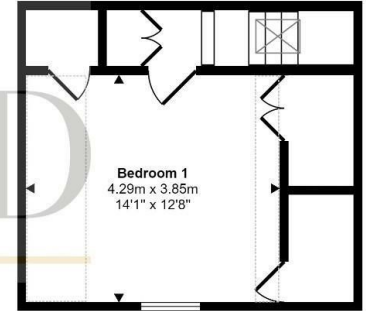
Approx Gross Internal Area  
99 sq m / 1063 sq ft



Ground Floor  
Approx 36 sq m / 387 sq ft



First Floor  
Approx 35 sq m / 380 sq ft

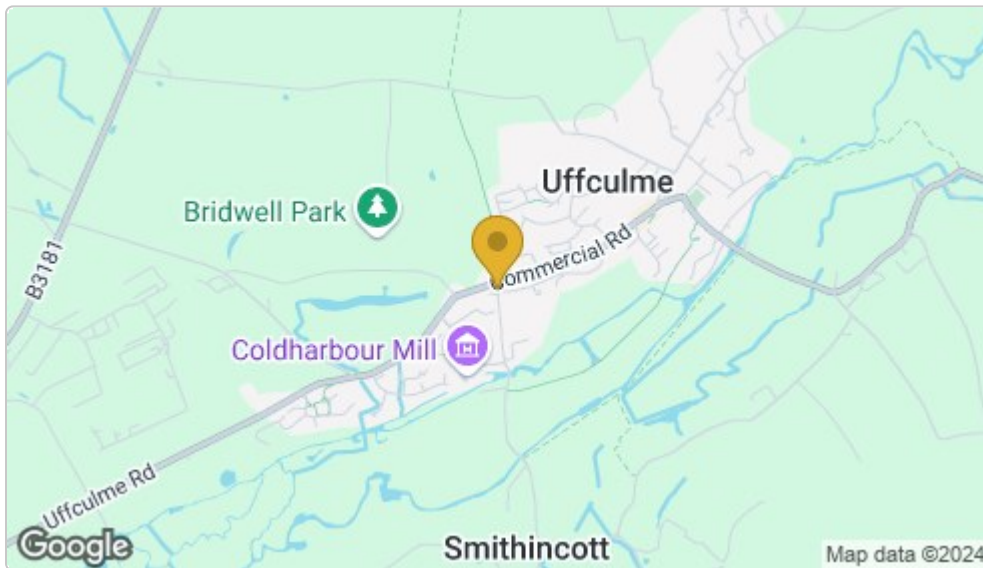


Second Floor  
Approx 27 sq m / 295 sq ft

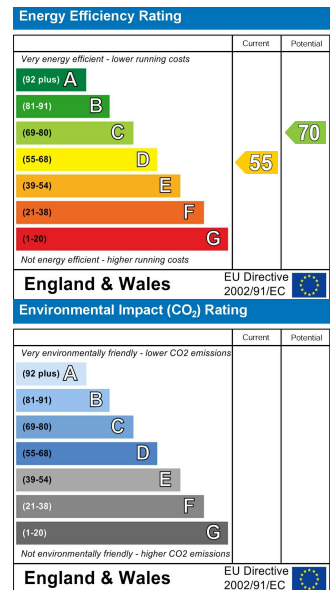
Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Area Map



## Energy Efficiency Graph



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.