



Smithincott Cottage,



# Smithincott Cottage,

Smithincott, Cullompton, Devon EX15 3DD

Tiverton: 9.5 Miles M5 (J27)/Tiverton Parkway Station: 4 Miles

An attractive period country property with equestrian facilities, close to Uffculme.

- Grade II Listed
- Impressive Views
- Close to Uffculme School
- Four Bedrooms
- 8.82 Acres
- Pretty Gardens
- Stabling & Outbuildings
- Paddocks/Ponds/Stream
- Council Tax Band F
- Freehold

Guide Price £975,000

## SITUATION

The property is situated in the pretty hamlet of Smithincott, just a mile outside the sought after village of Uffculme. Uffculme has a local shop, a post office, doctors surgery and village pub, while also benefitting from its popular secondary school with an outstanding OFSTED Report.

The nearby town of Tiverton provides a range of shopping and recreational facilities with both public and state schooling, including the renowned Blundell's School. Just 4 miles away is Junction 27 of the M5 Motorway providing easy access to both Exeter and Taunton, in addition is the Tiverton Parkway Railway station alongside Junction 27 with direct access to London Paddington in 130 minutes.

## DESCRIPTION

Smithincott Cottage is an attractive and impressive 16th Century property retaining an abundance of original features throughout. The property enjoys extensive grounds including pretty formal gardens, outbuildings and stabling.

## ACCOMMODATION

The ground floor benefits from two reception areas, currently configured to create a sitting room and dining room. Both rooms enjoy feature inglenook fireplaces with a log burner in the sitting room, window seats with views across the garden and plank and muntin screens.



The kitchen features a triple aspect to the front and rear and retains ample space for a dining table; fitted oak wall and base units incorporate integrated appliances including a dishwasher, fridge/ freezer and a gas fired double oven Aga. A separate home office is at the rear of the property as well as a separate shower room and a conservatory with double doors opening to the gardens.

On the first floor are four bedrooms featuring further exposed beam-work throughout with the master bedroom showcasing a beautiful exposed 'A-frame' while enjoying a dual aspect to the South and West. The spacious and versatile landing leads to the family bathroom with an airing cupboard and comprises a bath, wash basin and WC.

#### **OUTBUILDINGS**

To the front of the property is a double garage which benefits from a workshop and stores to the rear. On the first floor is a kitchenette, shower room and further rooms, but this area currently only has permission as a playroom. To the North of the property is a lean-to shelter providing additional covered parking with a path leading to the stable block with two stables.

#### **GARDENS & GROUNDS**

The property is approached through double gates leading to a driveway with parking for multiple cars. The formal gardens wrap around the Cottage, laid mainly to lawn with a pretty feature pond plus a range of mature shrubs and bedding plants. To the rear of the property is a courtyard garden creating a pleasant seating area. Area of hard standing.

Extending beyond the property is extensive pasture, with a small paddock behind the property rising up to the majority of the grounds. The pasture, currently used for grazing, has been separated into two large paddocks with stock proof fencing. The land continues along the stream creating a woodland space with a variety of wild flowers and a track providing access back to the road. Overall the property totals 8.82 acres.

#### **SERVICES**

All mains services are connected. Gas Central Heating. This property has the benefit of standard broadband(Ofcom). Mobile coverage limited inside & outside with EE, Vodafone and 02 (Ofcom)

#### **VIEWINGS**

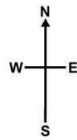
Strictly by appointment through the agents.

#### **DIRECTIONS**

From Junction 27 of the M5 proceed on the A38 towards Waterloo Cross. At the roundabout take the second exit onto the B3181, proceed 1 mile and take the second left signposted to Uffculme (B3440). Proceed on the lane for half a mile and at the 'T-junction' turn left towards the village of Uffculme, after a quarter of a mile turn right onto Russett Close signposted to Smithincott. Continue on the road passing the Coldharbour mill on your right, following the road around to the right and over the stone bridge. Continue for a further half a mile passing over the River Culm, and take the second left, proceed to the end of the lane where Smithincott Cottage can be found on the left hand side behind electric gates.

what3words: jaws.handrail.bristle

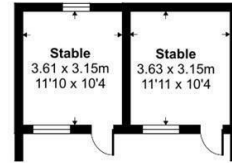




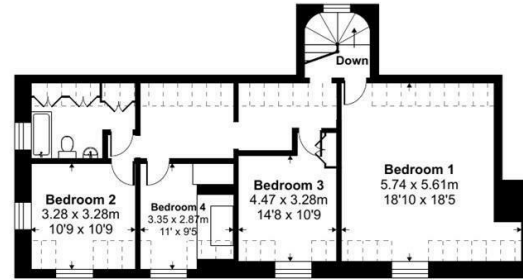
Denotes restricted head height

Approximate Area = 1940 sq ft / 180.2 sq m  
 Limited Use Area(s) = 246 sq ft / 22.8 sq m  
 Stable Block = 253 sq ft / 23.5 sq m  
 Garage = 1183 sq ft / 109.9 sq m  
 Total = 3622 sq ft / 336.4 sq m

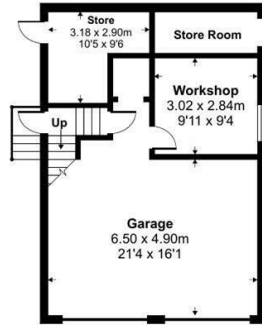
For identification only - Not to scale



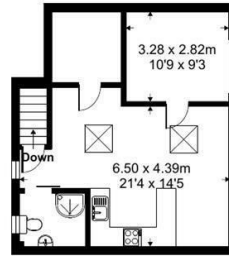
Stable Block



First Floor



Garage Ground Floor



Garage First Floor

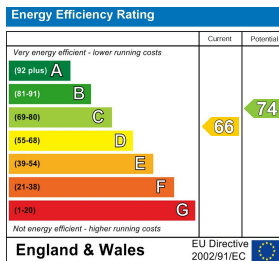


Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Stags. REF: 914197

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