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Colletts



M5 (J27) 5 miles : Wellington 6.5 miles :  
Taunton 14 miles

**Grade II listed period property  
set within beautiful cottage  
gardens in this popular village.**

- Four Bedrooms
- Three Reception Rooms
- Grade II Listed
- Kitchen/Dining Room
- Two Bathrooms
- Workshop
- Freehold
- Council Tax Band - E

**Guide Price £650,000**

### SITUATION

Located on the edge of the highly popular village of Culmstock. The village benefits from an excellent primary school which feeds into the highly regarded Uffculme Secondary School. There are a range of day to day facilities including public house/restaurant, church, village stores/café and garage. For a greater selection, the nearby village of Hemyock is within 2.5 miles with its Health Centre and excellent sports facilities including tennis courts and bowling green. The surrounding countryside is full of wonderful footpaths with access up onto Culmstock Beacon. The property is also well placed being within easy access of Junction 27 of the M5 motorway together with Tiverton Parkway railway station alongside providing a main line rail link to London Paddington.

### DESCRIPTION

An individual detached property comprising of large entrance hall, four bedrooms, utility, two bathrooms, spacious living room, kitchen/ dining room, sitting room. There are established gardens, parking and a useful workshop with W/C. The property has a wealth of character and charm with exposed beams. Internal inspection is recommended.

### ACOMMODATION

Wooden front door into kitchen/diner with windows to front and rear, exposed wooden floor, under stair storage, Door to further reception room with turning staircase to first floor and door to porch. The sitting room features exposed beams, fireplace with inset wood burning stove, double aspect windows and door to outside. The Kitchen/Dining room also has exposed beams and is fitted with a range of base units with wooden worksurfaces over and inset Belfast sink. There is an oil fired Stanley cooker set within an inglenook as well as space for a secondary gas cooker,

wooden floor, windows to front and rear, door to rear garden and door to utility. The utility has units with inset sink, door to outside, door to study and door to downstairs shower room comprising shower cubicle, WC and wash basin. The study has a fireplace with wooden surround and mantle and inset wood burner, door to outside, window with shutters and stairs to bedroom 3.

On the first floor are 4 bedrooms, all a good size and 2 of which have double aspect windows. There is a family bathroom comprising roll top bath with shower over, WC, wash basin and heated towel rail.

### OUTSIDE

The beautiful cottage gardens are split into various sections with areas of lawn, planted beds and a productive vegetable garden. There is parking to the front of the property which is accessed off the village lane.

### SERVICES

This property has the benefit of superfast broadband(Ofcom). Mobile coverage limited inside with O2 (Ofcom). Mains electricity, drainage and water. LPG gas bottles for cooking. Oil fired Stanley cooker providing heating and hot water.

### VIEWINGS

Strictly by appointment with the vendor's selling agents, Messrs Stags, Wellington Office.

### DIRECTIONS

From junction 27 of the M5 motorway take the A38 towards Wellington. Turn right signposted Culmstock and follow the road into the village. Go past the pub and over the bridge taking the next turning on the left hand side onto 'The Cleeve'. follow this lane straight up and where the lane bends round to the right, Park by the Church wall and walk down the track where the property can be found on the right hand side.

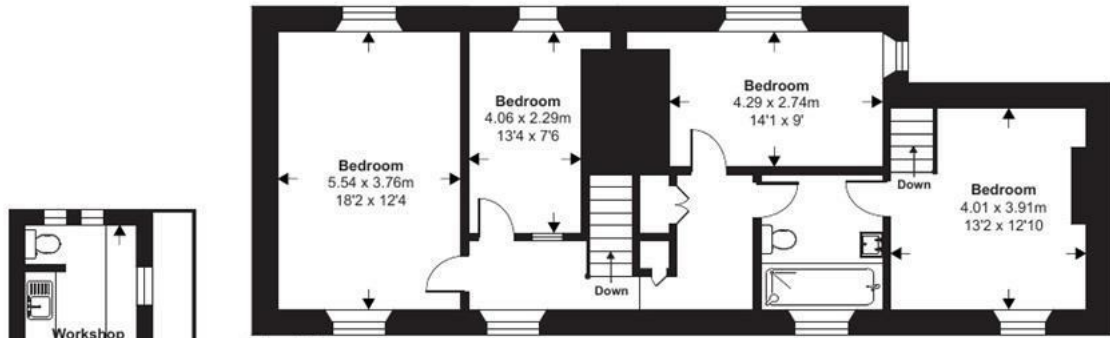
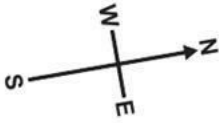


Approximate Area = 1959 sq ft / 182 sq m

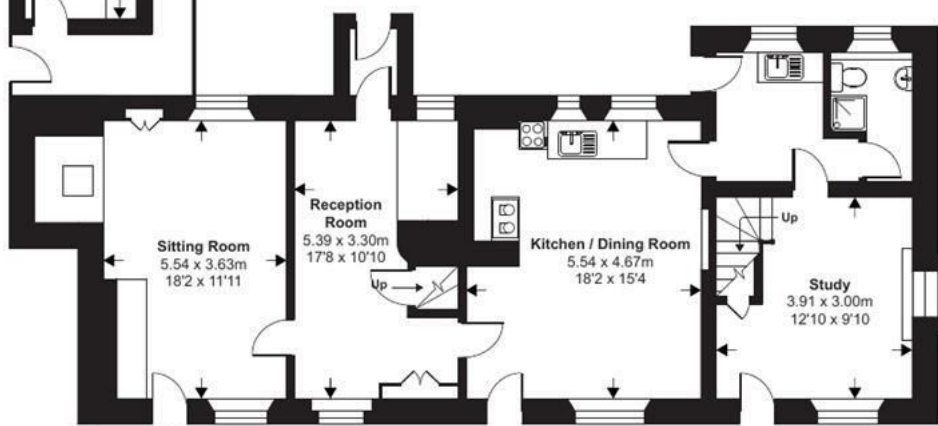
Outbuilding = 108 sq ft / 10 sq m

Total = 2067 sq ft / 192 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1150023

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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