

Guide Price £525,000



2 Harpitt Close, Willand, Cullompton, EX15 2RX

- 5 double bedrooms, principal bedroom with en suite shower
- Separate sitting and dining rooms
- Contemporary bath and shower rooms
- Large double garage and parking
- Convenient village location
- Contemporary kitchen with integrated appliances
- Utility room and downstairs cloakroom
- Downstairs home office or playroom
- Sunny, enclosed rear garden with patio
- Exeter and Taunton - 30 minutes' drive

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



2 Harpitt Close, Cullompton EX15 2RX

Watch the Seddons Video Tour

Spacious, five-bedroomed family accommodation in excellent order throughout and lying in a popular small development in the Old Village of Willand. Regular bus services nearby and quick access to either Junction 27 or 28 of the M5 and Tiverton Parkway Station.



Council Tax Band: F



On entering the reception hall of this house, the space, comfort, and homely atmosphere are immediately apparent, along with the contemporary feel, as our clients have refurbished and updated the whole property over recent years. Practical, oak wood flooring extends from the hall throughout the living rooms for ease of care, and into the office, which is ideal for home working or would make a good playroom. There is also a handy cloakroom in the hallway, with white suite.

The living room is a spacious and inviting area that benefits from a large sliding glass door that opens onto the rear garden, flooding the room with natural light from the sunny, south-westerly aspect. An elegant fireplace with a traditional surround houses a wood burner and creates a cosy focal point, perfect for winter evenings, and the room flows seamlessly through double doors into the adjacent dining room, making it perfect for both relaxing and entertaining. This room is also bright and well-proportioned with a large window overlooking the rear garden and it benefits from easy access to the living room and kitchen, supporting a natural flow for daily living.

The kitchen combines style and functionality with a sharp, contemporary design featuring light grey units with ample work surface, tiled flooring and space for a small dining table and chairs towards one end. Integrated appliances include a Rangemaster stove with a gas hob, double oven and grill and extractor hood over, a wine cooler, dishwasher and fridge/freezer. The adjoining utility room is fitted in a similar style with a circular corner sink unit, space and plumbing for appliances and a door to the side of the house.

From the hallway, stairs lead to the galleried landing, with a great atmosphere of light and space and a double linen cupboard towards one end. The well-appointed, principal bedroom offers a peaceful retreat from family life, with a view over the garden and mature Scots pine tree and distant countryside. The room includes generous built-in wardrobes providing excellent storage and a contemporary en suite shower room, luxuriously fitted and tiled with a white suite, including a vanity counter with inset sink and a large shower cubicle.

The other bedrooms are all a generous size with Bedroom 5 also having wardrobe storage. The principal bathroom is well-fitted and attractively tiled, with a modern white suite including a bath and separate shower cubicle, ideal for family use.

On approach to the house, there is side by side parking for two large cars and access to the spacious double garage. Paved path leads to the front porch and around the side of the house to the rear garden. This is a generous, well-maintained space featuring lawn, bordered with colourful flowerbeds and mature shrubs. There is a paved patio area perfect for outdoor seating and entertaining, and ample space for gardening and children to play. A Scots pine tree adds

shade and character and a garden shed provides useful storage.

A short walk from the house, up the Close, there is a children's play park for younger children and an open green area.

Services: Mains electricity, water (metered), drainage and gas.
 Council Tax: Band F
 Local Authority: Mid Devon District Council
 Tenure: Freehold
 Estate maintenance charge: not applicable.

Harpitt Close lies a short walk from the post office/shop, bus stop and church in the Old Village of Willand. There are other popular local amenities including a primary school, Co-op and One-Stop mini markets, a service station, pub and village hall. The village now lies in the catchment area for the popular Uffculme School, offering secondary education and Ofsted rated 'Good' and 'Outstanding' in all areas. Just behind The Gables, a short walk away, there is 'The Gables Nursery', Ofsted rated 'Outstanding' in all areas.

Regular bus services run through the village serving the local area and the market towns of Tiverton and Cullompton are a short drive away. Taunton and Exeter are convenient, via Junctions 27 and 28 of the M5, as well as Tiverton, with the popular Blundell's School and Petroc College of Further and Higher education. Tiverton Parkway Station with, regular services to London Paddington (around 2 hours), is less than ten minutes' away.

The popular Tiverton Golf Course and the Westcountry Golf Academy (WGA) 9 hole Golf Course & Driving Range lie within easy reach for the keen golfer, and Exeter Chiefs, at Sandy Park, and Somerset Cricket Club in Taunton, are also very convenient!

Junction 28 M5/Cullompton c. 3 miles
 Exeter c. 17 miles
 Junction 27 M5/Tiverton Parkway c.3 miles
 Exeter Airport c. 16 miles
 Taunton c. 22 miles

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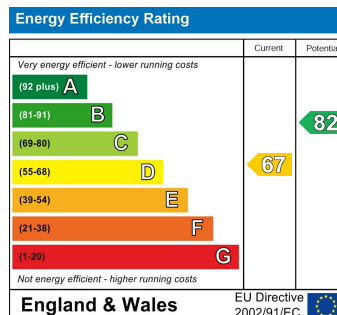


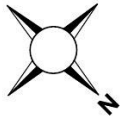
Directions

Viewings

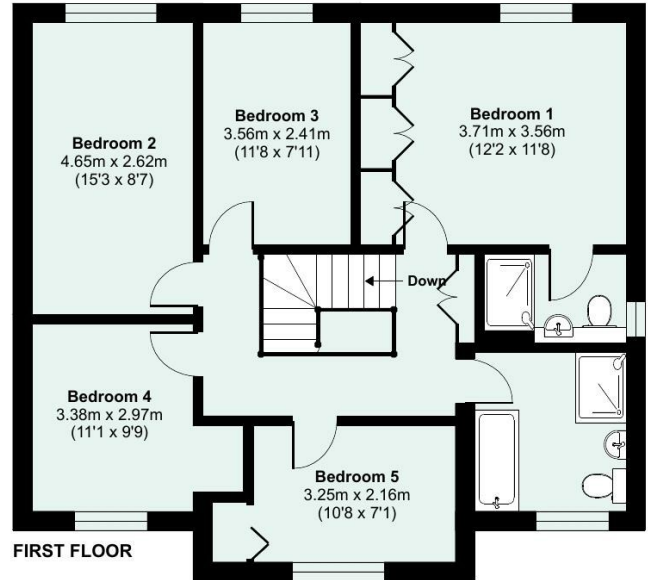
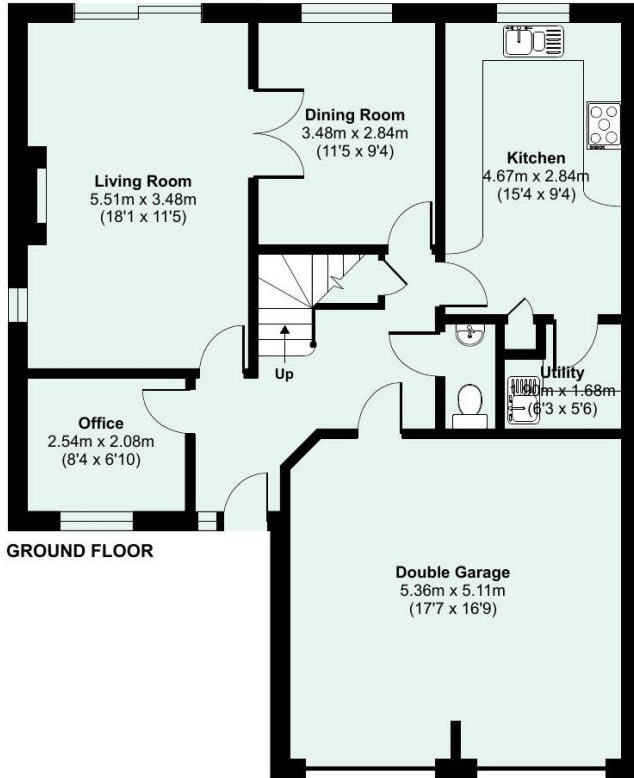
Viewings by arrangement only. Call 01884 32100 to make an appointment.

EPC Rating:





Approximate Area = 1566 sq ft / 145.5 sq m
Garage = 293 sq ft / 27.2 sq m
Total = 1859 sq ft / 172.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1464134



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