



Cubby Close Cottage







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Hele, Exeter, Devon, EX5 4PY

Broadclyst (3.5 miles), Exeter City centre (7.3 miles), Cullompton (5.9 miles)

A beautifully presented Grade II listed detached cottage, set within the tranquil grounds of the Killerton House National Trust estate.

- Charming Grade II listed cottage
- Beautifully presented
- Spacious kitchen/dining room
- Conservatory with views across the gardens
- Council Tax Band: E
- Within the Killerton National Trust estate
- Period features with modern comforts
- Triple-aspect sitting room
- Approximately 0.75 acres
- Leasehold: expiry on 28th Sept 2100

Guide Price £650,000

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SITUATION

Cubby Close Cottage occupies an exceptionally tranquil yet well-connected setting within the prestigious Killerton House National Trust estate, nestled approximately 6 miles (just over a 10-minute drive) north of Exeter. The cottage's serene location provides residents with sweeping views across the scenic woodland, countryside, and the River Culm, while remaining within easy reach of both rural charm and urban convenience. The nearby village of Broadclyst, lies just a short drive away and hosts a welcoming cluster of local shops, a post office, and a selection of pubs and restaurants, providing everyday essentials and relaxed social venues close at hand.

Exeter, to the South, has all the amenities associated with a major regional centre, including an airport with national and international flights, whilst to the North, the market town of Cullompton has a range of facilities and access to the M5 motorway (Junction 28). Additionally, mainline railway stations at Exeter and Tiverton Parkway host direct services to London.

DESCRIPTION

This charming Grade II listed detached cottage represents a rare opportunity to acquire a beautifully presented home of character and style, nestled within an outstanding natural environment. Believed to date back several centuries, the cottage combines a wealth of period features, including inglenook fireplaces, exposed beams and deep window sills, with thoughtfully designed modern comforts.

The accommodation is both versatile and spacious, providing three well-proportioned bedrooms, two bath/shower rooms, an inviting kitchen/dining room with original bread oven, a cosy sitting room and conservatory enjoying far-reaching views. The property sits within approximately three-quarters of an acre of delightful gardens.





ACCOMMODATION

A welcoming L-shaped hallway provides access to the principal rooms on the ground floor, including a spacious kitchen/dining room, fitted with an attractive range of units and granite work surfaces, complemented by a Sandyford range within a feature inglenook fireplace. A utility room offers further fitted storage and appliances, alongside a contemporary ground floor shower room.

The sitting room is a delightful triple-aspect space with bespoke shutters and an inglenook fireplace with woodburning stove, whilst an adjoining study creates a useful additional reception area. A conservatory, enjoying a pitched roof and views across the gardens and river, provides further versatile living space.

On the first floor, three double bedrooms enjoy views over the gardens and countryside, two featuring original cast iron fireplaces. The accommodation is completed by a stylish bathroom with roll-top bath.

OUTSIDE

The property is approached via a private track through woodland and fields, opening onto a gated entrance with stone-built workshop and timber outbuildings. Beyond, the gardens extend to approximately three-quarters of an acre and form a principal feature of the property.

Laid mainly to lawn and interspersed with colourful beds and mature planting, the gardens are complemented by climbing roses, wisteria and honeysuckle. There is also a productive vegetable plot, greenhouse, fruit garden, and established apple and walnut trees. A timber studio with covered veranda provides an ideal home office or creative space. The whole is bordered by the River Culm, which includes fishing rights, with woodland vistas beyond, creating a truly enchanting setting.

SERVICES

Utilities: Mains electricity

Gas: LPG

Drainage: Private septic tank - believed not complying with General Binding Rules 2020

Water: Private

Heating: Oil fired Grant Boiler

Standard broadband available (Ofcom)

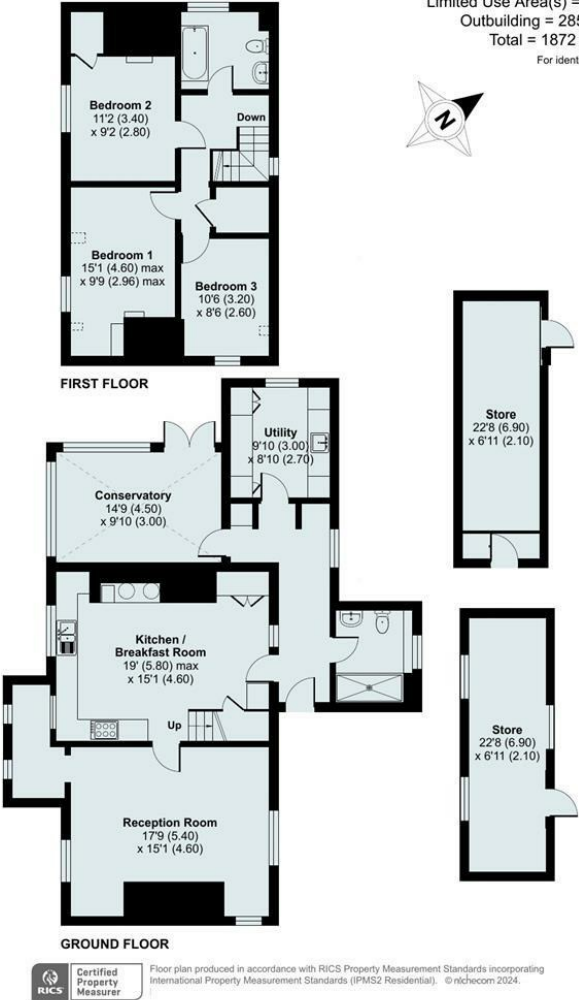
EE, O2, Three and Vodafone network available (Ofcom)

LEASEHOLD INFORMATION

The property is owned on a Leasehold with The National Trust with an expiry date of 28/09/2100. The property has an annual Ground Rent charge of £10.

Cubby Close, Devon, EX5

Approximate Area = 1584 sq ft / 147.1 sq m
 Limited Use Area(s) = 3 sq ft / 0.3 sq m
 Outbuilding = 285 sq ft / 26.5 sq m
 Total = 1872 sq ft / 173.9 sq m
 For identification only - Not to scale



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



