



Middle Cyst William Plymtree, Cullompton, EX15 2LG

Guide price £700,000



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- Five Bedroom Detached Grade 2* Listed Period Property
- Lounge With An Open Fire
- Office
- Downstairs Bathroom Upstairs Three En Suites
- Approx 0.85 Garden
- Dining Room
- Second Lounge
- Summer And Winter Kitchens
- Currently Has A self Contained Annex
- Detached Barn And A Separate Work Room. Parking For Multiple Cars



This Grade II* listed Devon farmhouse dates in part to the 15th century and offers a remarkable combination of history, character and flexible family accommodation. The property includes five bedrooms within the main house, an additional bedroom within an independent wing that can either function separately or be re-integrated into the main home, a series of characterful reception rooms and two contrasting kitchens. Set within approximately 0.85 acres, the property also benefits from a workshop, a two-storey barn and ample parking.

Located in the East Devon countryside close to Plymtree and Payhembury, the property enjoys immediate access to rural walks whilst remaining well connected. Exeter, the M5, Exeter Airport and rail services from Feniton, Honiton and Tiverton Parkway are all within easy reach, making this a special family home that combines rural living with excellent accessibility.

Walk Through

This Grade II* listed Devon farmhouse is a truly special family home. Dating in part to the 15th century, it contains a wonderfully spacious and characterful collection of interconnected rooms and staircases, where exposed beams, smoke-blackened timbers, heavy oak doors, brick and tile floors and timber lintels create an atmosphere that is difficult to find elsewhere.

The rural charm and history are immediately striking as the front door opens into an entrance hallway that links the two halves of the house. Above, exposed

beams line the ceiling, whilst to the left and right wood-framed doors with original lintels and uprights are outstanding character elements. Exposed stonework frames the door through which you enter and to the right a wood-framed internal window looks directly through to the dining room.

At the end of the entrance hallway a door opens to the rear garden, with stairs to the first floor at the back right. To the immediate right, a door leads through to the dining room, from which both kitchens are accessed. To the left, a door leads through to the sitting room, study and utility room beyond. A family bathroom and W/C is located just to the left.

Taking the door to the right, the dining room offers plenty of space for an eight-seat dining table with space to spare for a breakfast table looking out to the front of the house and other furniture. The smoke-blackened original beams in the dining room are quite captivating, speaking to years of history. A step leads down from the dining room into the cosy “winter kitchen”. This welcoming room has a traditional farmhouse kitchen feel. It is centred on an Aga and benefits from attractive modern stone flooring, bespoke wooden cupboards and worksurfaces with a sink looking out over the rear garden. Adjoining this is a pantry and associated storage, and a doorway opens to a set of stairs leading to the principal bedroom.



The option to keep this end of the house as independent accommodation adds a great deal of flexibility to the property. The accommodation has its own entrance, and separate stairs to an en suite bedroom allowing it to function independently from the main house for guests, dependent relatives or older children, whilst remaining connected to the wider property.

The five further upstairs rooms are accessed from the staircase in the entrance hall. A landing connects two bedrooms to the right, one room directly in front and two further rooms to the left. To the far left the principal bedroom has a walk-in dressing room, en suite bathroom and private stairs leading to the winter kitchen. To the right, one of the two bedrooms has an en suite shower room, and the second room can open onto the independent accommodation if this were re-integrated with the house. With many good-sized rooms, the upstairs offers a versatile space that can be configured for different purposes.

Outside, the property benefits from approximately 0.85 acres bordered by hedging, with mature trees and areas

A door leads out from the winter kitchen into the wood-floored summer kitchen. This room benefits from ample natural light from three sets of triple windows on two walls and paned windows on the exterior door. The kitchen is designed with great attention to detail, with a Rangemaster electric range cooker and a butler sink set amongst granite work surfaces with fitted storage that extends across one and a half walls. The room is a good size, with plenty of space for a six-seat dining table, a full-size American-style fridge freezer and additional furniture. The exterior door opens to the front of the property whilst a further interior door leads through to two further store rooms with doors opening to the rear garden.

Returning to the other side of the house, the sitting room is a wonderfully characterful space centred around a magnificent inglenook fireplace with an original lintel. It also benefits from exposed beams, parquet flooring and window seats beneath windows to the front and rear of the property.

From here, a door opens to the study, a good-sized and versatile room that could act as a spacious home office, playroom or hobby room. A further door opens into a wide passageway that links to a further living room that offers an independent living space. The door at the end of this passageway can be closed to maintain this independence and used as a utility space or storage room; alternatively, the additional living room can be reintegrated with the house.





laid to lawn. The property includes two outbuildings comprising an adjacent workshop and a two-storey barn.

Parking for multiple vehicles is available to the front of the property.

The property is connected to mains water and electricity, has oil-fired central heating and a septic tank. In front of the property is a working farm.

Situation

The property enjoys a peaceful East Devon countryside setting, approximately 1.3 miles from the

village of Plymtree. Plymtree is a friendly village with a well-respected school, community-run shop and post office, pub, village hall, playground, recreation fields and tennis courts. It is a thriving community with a number of organisations including a baby and toddler group and social, gardening and cricket clubs. It is also home to the annual Plymtree Country Fayre and Horse Show, which makes a great family event.

Countryside walks begin right from the front door, however, despite its rural setting, the property is very well connected. Cullompton and Junction 28 of the M5 are approximately 5 miles away, while Feniton and Honiton train stations (3 and 8 miles respectively) provide direct services on the London



Waterloo–Exeter line. Exeter lies approximately 14 miles away, with Exeter Airport around 13 miles distant. Tiverton Parkway station is approximately 11.5 miles away, providing access to mainline rail services.

Payhembury (2.2 miles) offers further local amenities, including a shop and post office, public house, garage and primary school. Nearby towns of Cullompton and Honiton provide supermarkets, coffee shops, restaurants and leisure facilities, while the cathedral city of Exeter and the beautiful East Devon coastline remain within easy reach.

Floor Plans



Location Map



Energy Performance Graph

Viewing

Please contact our Dunford-Brown Residential Office on 01884 824 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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