



## Hackland Cottage, Cullompton, Devon, EX15 1RA

Guide Price £700,000

- Spacious accommodation, extended to the rear
- 3 generous reception rooms
- Large kitchen with utility area
- Downstairs cloak room, family bathroom
- c. 3.4 acres of paddocks, lawn and copse
- 3 double bedrooms, one particularly large
- Large sitting room with wood burner
- Garden room/home office/dining room
- Large double garage and parking
- Stables and haystore

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



# Cullompton, EX15 1RA

\*Watch the Video Tour\* Equestrian property with c. 3.4 acres of garden, paddocks, stables and a three bedroom, detached house. Situated in a convenient, rural location, with village amenities nearby and only 5-10 minutes from Junction 28 of the M5.



Council Tax Band: F



---

## LongDescription

This fine period cottage is believed to date back to the early Victorian years and is about 200 years old. The original accommodation has been significantly extended to the rear and to the side, overlooking the extensive garden, there is a recently updated conservatory/dining room extension which is a light and spacious room with skylights and a lovely, sunny aspect. The original sitting room has recently been updated and the fireplace fitted with a modern wood burner, ideal for cosy winter evenings. The dining room lies beyond, with a door to stairs to the first floor.

The kitchen runs the length of the rear elevation and is fitted in a light wood style, with extensive storage, work surface, a stainless steel sink unit and space for appliances. On one side, a more modern range of green units have been installed, housing a range cooker with a seven-ring gas hob, four ovens and extractor hood over, which is available for sale under separate negotiation. Beside the kitchen, there is a useful cloakroom and a lobby, giving access to the large double garage and a door to outside and the extensive patio, ideal for summer barbecues and al fresco dining.

Upstairs, there are three generous bedrooms, with the principal room particularly large with a walk-in wardrobe, and all enjoying rural views over the paddocks and countryside beyond. At the end of the landing there is a family bath/shower room.

The accommodation benefits from gas central heating (LPG Propane) and uPVC double glazing.

Outside, the cottage has ample parking in front of the double garage and more behind the cottage. To one side, there is a stable block and hay store with access to the grazing in the fenced pastures of approximately 2.5 acres, perfect for family horses. The remaining land comprises lawn garden, which is level and a great area for children to play, with established hedge and tree borders and a small area of woodland towards the south-easterly boundary. Within the garden there is another open

fronted shed or field shelter, greenhouse and vegetable garden.

Services: Mains water and electricity. Bottled LPG (Propane) gas for central heating. Private, septic tank drainage.

Tenure: Freehold.

Council Tax: Band F

Local Authority - Mid Devon District Council

Hackland Cottage lies between the popular villages of Kentisbeare and Plymtree, both with a full range of local amenities including good primary schools. Kentisbeare is a feeder school for the renowned secondary school, Uffculme School, Ofsted rated 'Good' and 'Outstanding' across all areas. Both villages have local shops, pubs, churches and village halls.

The M5 motorway, rail links at Tiverton Parkway Station and Honiton, and the larger towns of Exeter and Taunton, all lie within easy reach, ideal for commuting. The Blackdown Hills lie nearby, a designated Area of Outstanding Natural Beauty, renowned for many activities including walks, horse riding and cycling. The North and South Devon coastlines and the moors of Exmoor and Dartmoor are all within a moderate drive, ideal for water sports and outdoor pursuits.

Exeter c.17 miles.

Honiton c. 8 miles.

Taunton c. 22 miles.

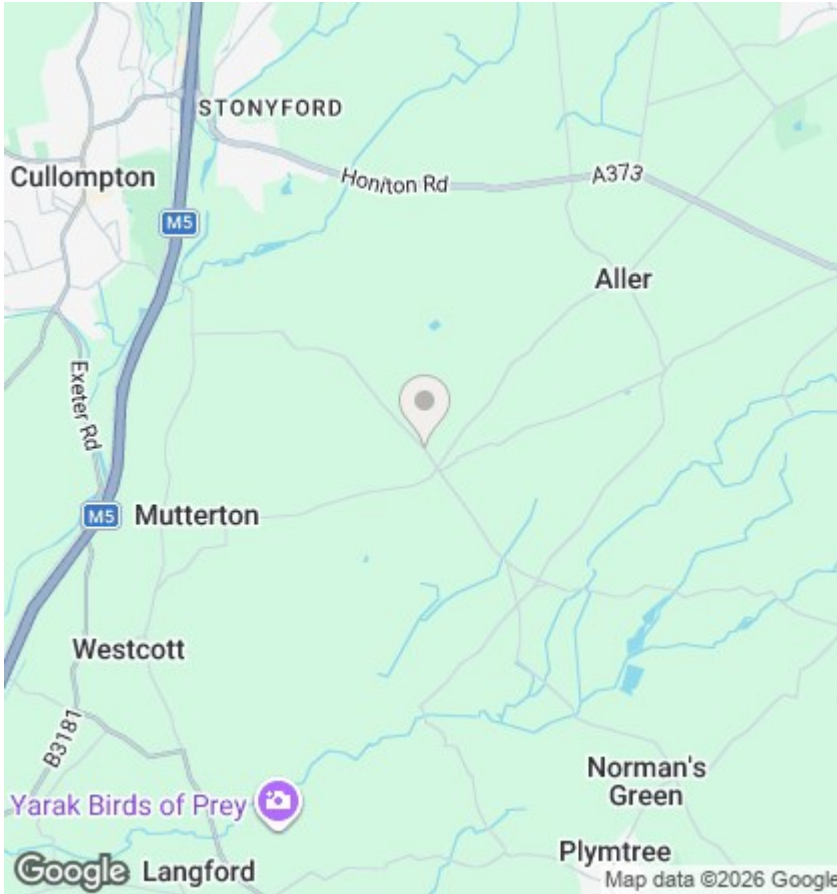
Tiverton c.14 miles.

Tiverton Parkway Station c. 8 miles.

Exeter Airport c. 16 miles.

Please see the floor plan for the dimensions. The internal photos have been taken with a wide-angle lens to show more of the rooms.

---



## Directions

DIRECTIONS:

## Viewings

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

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		54	67
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



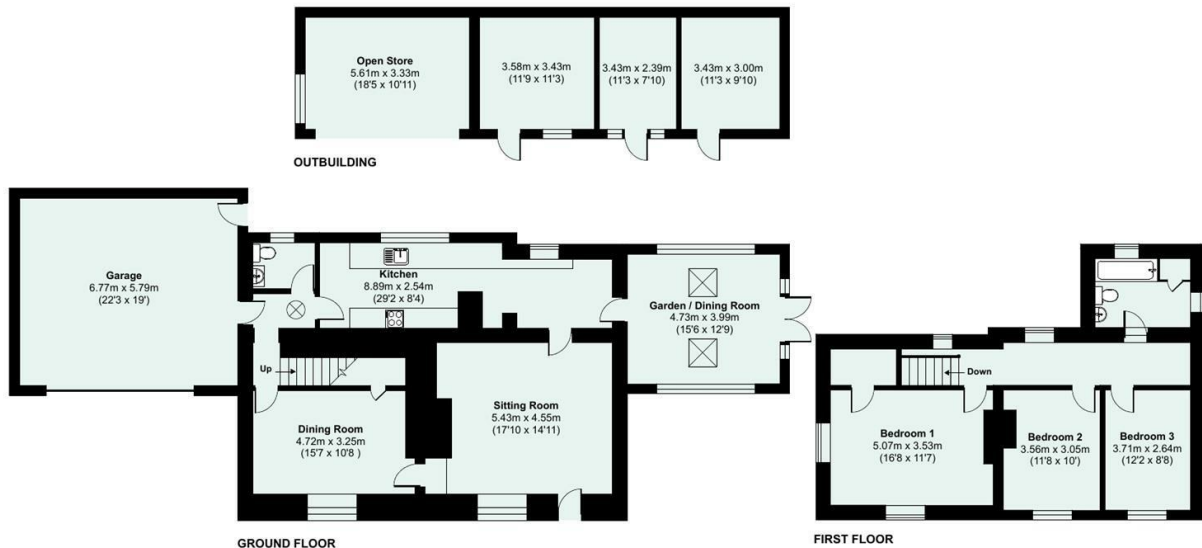
Approximate Area = 1817 sq ft / 168.7 sq m

Garage = 421 sq ft / 39.1 sq m

Outbuilding = 545 sq ft / 50.6 sq m

Total = 2783 sq ft / 258.5 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). © ncthem 2025. Produced for Seddon Estate Agents LLP. REF: 1357124



[seddons.com](https://www.seddons.com)

Seddons is a trading name for both Seddon Estate Agents LLP (Company Number: OC302140) and Seddons Lettings Ltd (Company Number: 10248978). Registered in England. Registered Office: 8 Fore Street, Tiverton, Devon, EX16 6LH. Partners and Directors of both companies: Rob Hann, Dan Barclay, Emerald Seddon-Davey

**seddons**

Whilst every attempt is made to ensure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.