



Coombe House



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Blackborough, Cullompton, EX15 2HJ

Exeter International Airport 18 miles; Tiverton Parkway Station 7 miles;
Taunton 17 miles

A well presented family home set in an elevated position with far-reaching views across the Blackdown Hills and surrounding countryside

- Far Reaching Countryside Views
- Uffculme School Catchment
- Double Garage and Driveway Parking
- Enclosed Garden
- Fifteen Minutes from M5
- Freehold
- Council Tax Band E
- EPC D

Guide Price £675,000

SITUATION

The village of Blackborough lies within the Blackdown Hills National Landscape, surrounded by attractive countryside with extensive woodland, footpaths and bridleways. Well positioned between Uffculme and Kentsbeare, the property enjoys convenient access to local amenities, including shops, pubs, churches and schooling.

The nearby towns of Cullompton and Honiton offer a wider range of facilities, while Exeter, approximately 17 miles to the south west, provides shopping, leisure and transport links. Exeter Airport, Exeter St David's and Tiverton Parkway are all within easy reach.

DESCRIPTION

The kitchen is fitted with a range of base and wall units, work surfaces and space for appliances, centred around an oil fired Aga. There is space for a dining table and French doors open onto the patio. A useful utility room provides further storage, sink, hob and appliance space. The sitting/dining room features a woodburner supplying the back boiler and opens into the garden room. A ground floor bedroom, ideal for guests, also opens onto the garden room, and a cloakroom completes the accommodation.

Upstairs, the principal bedroom enjoys an en suite bathroom and far reaching views over the surrounding countryside. There are three further double bedrooms, one with a character fireplace and built-in wardrobes, all enjoying countryside views. All are served by a well appointed family bathroom, along with a sixth, single bedroom, ideal as a study.

OUTSIDE

To the front of the property there is off road parking and a storage shed. To the rear, the garden is fully enclosed and enjoys a pleasant southerly aspect. It is principally laid to lawn with established shrub borders and includes a paved patio area, as well as steps leading up to a balcony area, where you can enjoy the far reaching views. Across the road, the property benefits from a field/ paddock of just under half an acre, with double storage shed/ garage.

SERVICES

Mains electricity and water. Septic tank drainage. Oil fired heating. Wood burner. Good mobile signal outside with all major networks. Superfast broadband available (Ofcom, 2025).





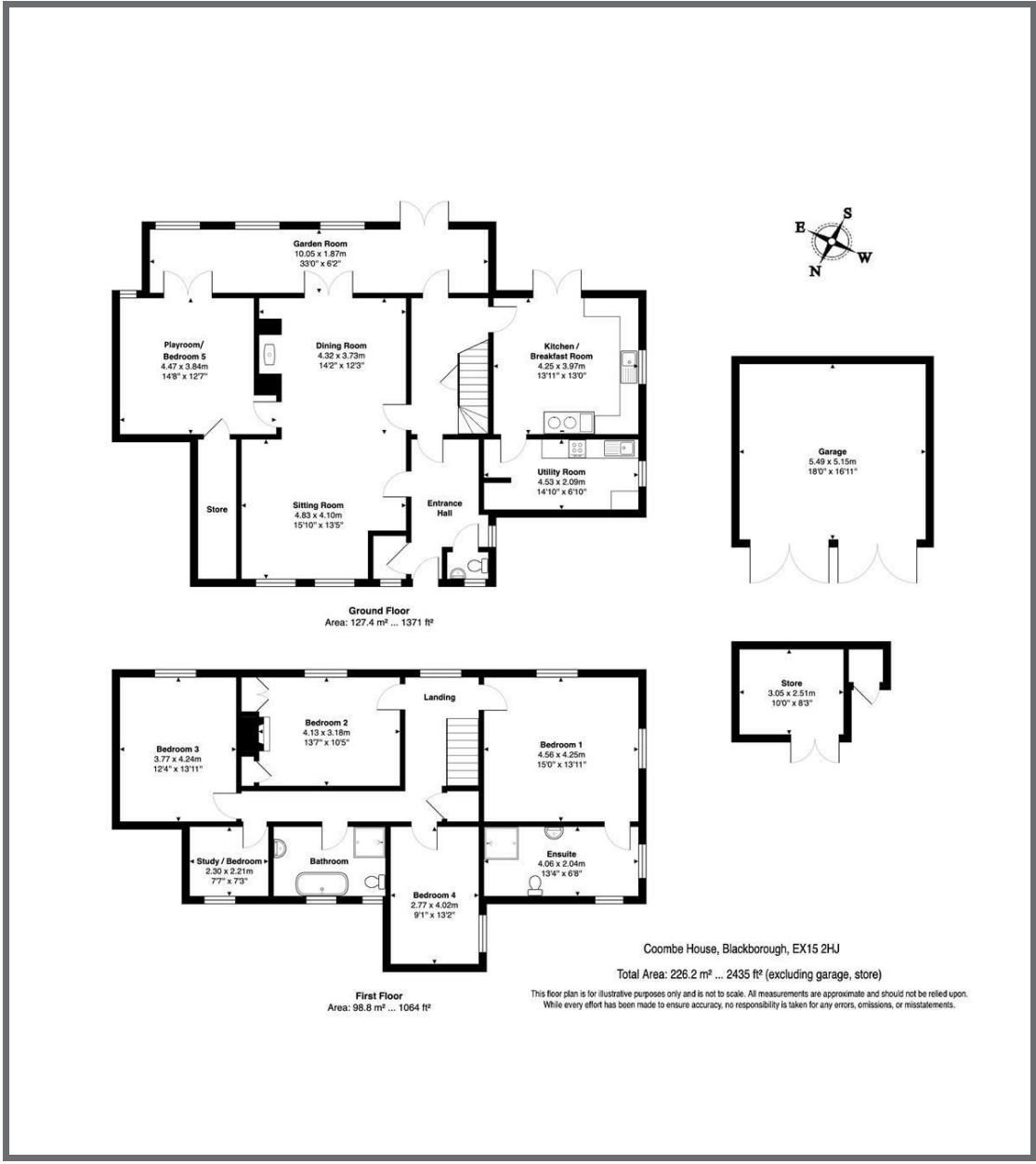
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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

Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk
01404 45885



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