



seddon's

6 High Street, Cullompton, Devon, EX15 1AA



4 Mill Cottages, Coldharbour, Uffculme, Cullompton, EX15 3EE

Guide Price £225,000

- Character accommodation with high ceilings
- Modern fitted kitchen
- Family bathroom
- Communal gardens
- Within walking distance of village amenities
- Spacious living/dining room
- Two generous double bedrooms
- Mains gas central heating
- Semi rural position close to countryside walks
- Easy M5 motorway access

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



4 Mill Cottages, Uffculme EX15 3EE

Watch the Seddons' Video Tour Offering high ceilings and character features, this stone built Grade II Listed mill cottage offers light and spacious accommodation in an idyllic position bordering open countryside. No onward chain.



Council Tax Band: A



LongDescription

This charming character cottage is situated within the grounds of Coldharbour Mill, one of the best preserved textile mills in the country. The communal gardens border the mill leat and the property is in a quiet position on the edge of Uffculme, with riverside walks close by.

An entrance hallway provides access with large under stairs storage cupboard.

This leads to a light and spacious dual aspect living/dining room with views out over the gardens, high ceilings and large sash windows.

The kitchen is fitted with solid wood shaker style units with integrated appliances and solid wood work surfaces.

Upstairs on the first floor there is a large dual aspect double bedroom with large sash windows providing open views and an ornate Georgian style fireplace with mantle piece, high ceilings and decorative period features.

There is a modern bathroom fitted with a white suite.

On the top floor is a spacious double bedroom with exposed painted timber beams and large sash window. There are two storage cupboards with additional eaves storage.

Outside the property is accessed via wrought iron entrance gates leading into a paved walled courtyard. Beyond this are attractive areas of lawned communal gardens, bordering the mill leat with areas to sit out and a washing line for laundry.

Agents note: there is a right of access through the courtyard for neighbouring properties. There are no communal charges for the gardens & residents maintain this themselves.

Services: Mains gas, electricity, water & drainage

Tenure: Freehold

Council Tax: A

Local Authority: Mid Devon District Council

The property is wonderfully situated, in a tranquil setting at the bottom of Coldharbour. Uffculme offers popular local amenities including a primary school and the renowned, Ofsted rated 'Outstanding' secondary school, Uffculme School. There is a local pub, 'The Ostler', a mini-market, doctors' surgery, veterinary practice, a large village hall and community playing fields. Regular bus services run through the village and the market towns of Tiverton and Cullompton are a short drive away. Via the motorway, Exeter and Taunton are within easy reach.

Cullompton and Junction 28 of M5 c.5 miles

Junction 27 of M5 c. 2 miles

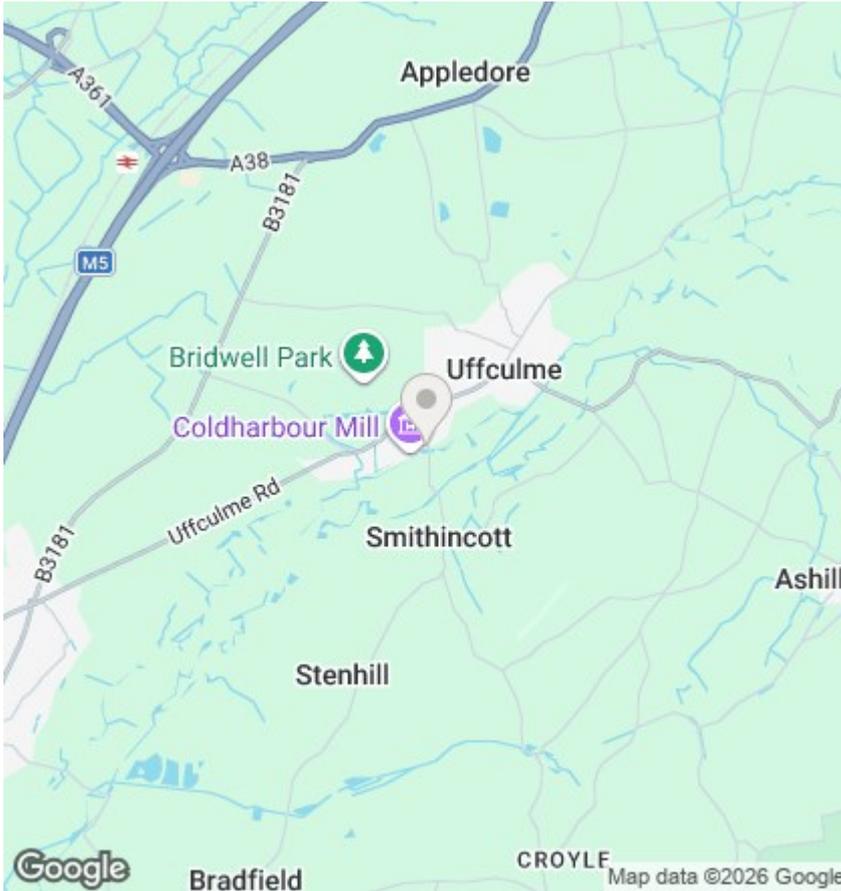
Exeter c. 17 miles

Taunton c. 20 miles

Tiverton c. 8 miles

Tiverton Parkway Station c. 2.5 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

Viewings

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

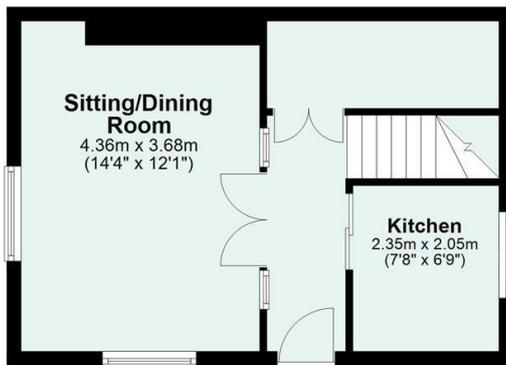
EPC Rating:

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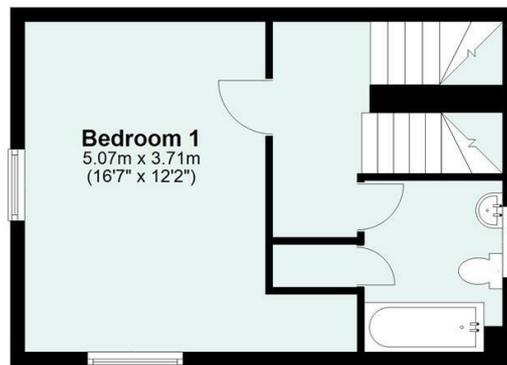
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D			
(39-54) E	51		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Second Floor



Ground Floor



First Floor

Total area: approx. 99.7 sq. metres (1073.2 sq. feet)