



Orchard Lodge, North Jaycroft, Willand, Cullompton, Devon, EX15

Guide Price £600,000

- Quiet, convenient location on a no through road
- Family bath/shower room
- Extensive, double aspect sitting room
- Photo voltaic (
- 4 double bedrooms, 2 en suite shower rooms
- Open plan kitchen/dining room and conservatory
- Utility room and cloakroom

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



North Jaycroft, Cullompton EX15 2TH

Watch the Video Tour An individual property, immaculately presented in 'show home' condition with a pretty, landscaped garden - move in and enjoy! Lying a short walk from the primary school and local amenities with regular buses and the M5 and Tiverton Parkway Station a short drive away.



Council Tax Band: F



LongDescription

This superb, detached house lies nicely tucked away in Jaycroft Lane, a short stroll from the Old Village of Willand. Built in 2014 to a high specification, it offers extensive and very comfortable living space, in excellent order throughout.

The downstairs accommodation is light and spacious with an extensive, double aspect sitting room with a southerly facing bay window, bi-fold doors opening out to the garden and wooden doors leading from the adjoining kitchen/dining room. This magnificent, open plan space tends to be the social hub of the house with it having a peninsula dining or coffee bar, space for a large dining table and chairs and an open arch through to the conservatory sitting area, or a useful playroom, with bi-fold doors leading out to the patio, perfect for summer barbecues. The kitchen is fitted in a light, contemporary style with oak work surfaces and plenty of cupboard storage with integral appliances, including an oven and hob with extractor hood over, a dishwasher and fridge/freezer.

The adjoining utility room is fitted in a similar style with a sink unit, space and plumbing for appliances and a door to the side of the house. From the hallway, there is a cloakroom, with white suite.

Upstairs, there are four double bedrooms, two with en suite shower rooms, and the other two with fitted wardrobes. The principal bedroom has a bay window feature and the en suite shower has recently been updated in a contemporary style. The family bathroom is attractively tiled and fitted with a white suite with a separate bath and large shower cubicle.

The energy efficient accommodation benefits from photo voltaic panels, under floor heating throughout the downstairs, uPVC double glazing in a natural wood style and high levels of insulation.

On approach to the house, there is ample parking and the double garage. A gate leads to the enclosed side and rear garden, initially with a paved sitting area with pergola over with climbing plants. This gives way to the pretty lawn garden, which has been attractively landscaped with flower and shrub beds, with low, box hedge borders, in an Italian style.

Services: Mains water (metered) underground 'waste treatment plant' drainage, electricity. Private LPG gas. Privately owned photo voltaic (PV) panels.

Tenure: Freehold

Council Tax: Band F

Local Authority: Mid Devon District Council

Orchard Lodge lies in the quiet backwater of Jaycroft Lane, a short walk from the post office/shop, bus stop and church in the Old Village of Willand. There are other popular local amenities including a primary school, nursery, Co-op and One-Stop mini markets, a service station, pub and village hall. The village now lies in the catchment area for the popular Uffculme School, offering secondary education and Ofsted rated 'Good' and 'Outstanding' in all areas.

Regular bus services run through the village serving the local area and the market towns of Tiverton and Cullompton are a short drive away. Taunton and Exeter are convenient, via Junctions 27 and 28 of the M5, as well as Tiverton, with the popular Blundell's School and Petroc College of Further and Higher education. Tiverton Parkway Station with regular services to London Paddington (around 2 hours), is less than ten minutes' away.

The popular Tiverton Golf Course and the Westcountry Golf Academy (WGA) 9-hole Golf Course & Driving Range lie within easy reach for the keen golfer, and Exeter Chiefs, at Sandy Park, and Somerset Cricket Club in Taunton, are also very convenient!

Junction 28 M5/Cullompton c. 3 miles

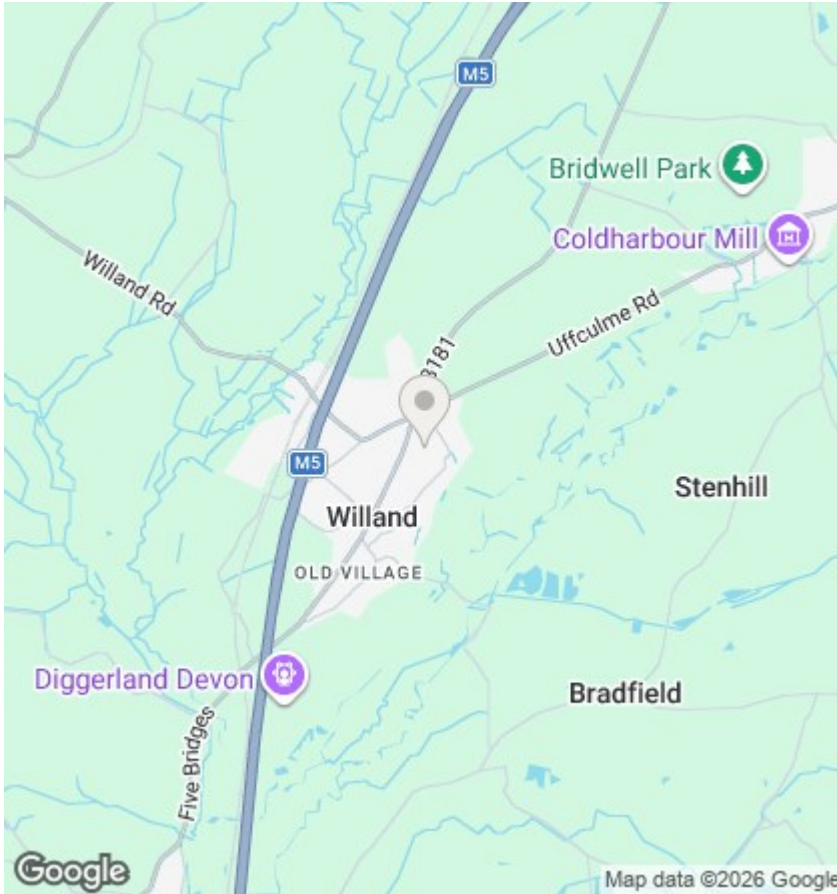
Exeter c. 17 miles

Junction 27 M5/Tiverton Parkway c.3 miles

Exeter Airport c. 16 miles

Taunton c. 22 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:

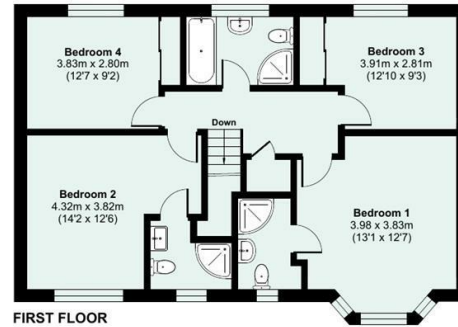
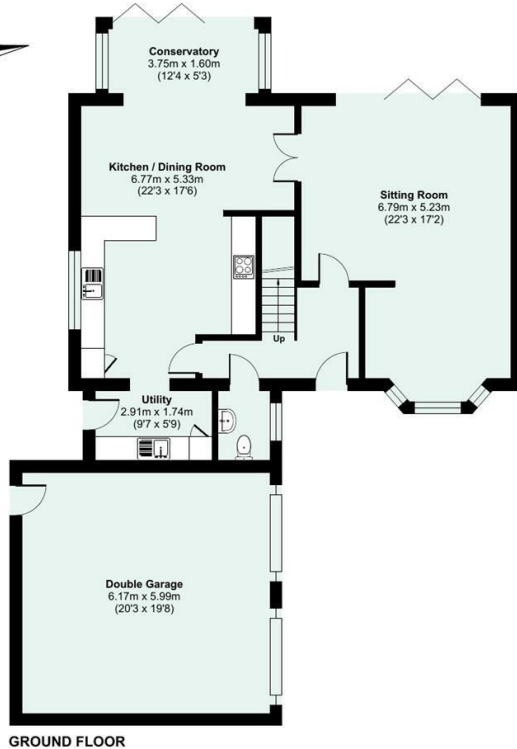
Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate Area = 1762 sq ft / 163.6 sq m
 Garage = 398 sq ft / 36.9 sq m
 Total = 2160 sq ft / 200.5 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 2026. Produced for Seddon Estate Agents LLP. REF: 1403379

