



The Croft, Horn Road, Kentisbeare, Cullompton, Devon, EX15 2AX

Guide Price £600,000

- Beautifully presented accommodation
- Recently updated kitchen with integral appliances
- Home office, utility room and cloakroom
- Large sitting room with wood burner
- Extensive double garage, workshop and parking
- 4 double bedrooms, principal room with en-suite shower
- Formal dining room with patio access
- Refurbished, family bath/shower room
- Oil fired central heating & uPVC double glazing
- Large garden with fruit orchard and soft fruit cage

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



Horn Road, Cullompton EX15 2AX

Watch the Seddons' video tour An extensive, four-bedroom detached bungalow lying in a semi-rural location, opposite the new Cullompton Cricket Club and close to the popular village of Kentisbeare. Convenient access to the motorway, A30 and Tiverton Parkway for commuting.



Council Tax Band: E



LongDescription

The Croft lies on a large, level plot, with a few neighbours, and views across open farmland and likely dates back to the 1950's, when it was traditionally built of cavity block and brick construction, part rendered. Since then, the accommodation has been significantly extended to the rear, forming a magnificent sitting room with a brick fireplace, housing a wood burner, and patio doors opening onto the paved terrace, with a lovely sunny aspect and rural views. The spacious and versatile accommodation is light and airy and would equally suit a family or a retired couple with grandchildren and visitors coming to stay. With four generous bedrooms, three of them are nicely separated from the principal bedroom, which also has a useful shower and washbasin to save any queuing in the morning before work or school!

Our clients have refurbished and redecorated the bungalow over the last six years and have installed a new kitchen in a light, classic style with plenty of work surface, storage and a dining bar for two people. Integral appliances include a Leisure Classic cooking range, comprising a five-ring gas hob, two ovens, a grill and warming oven with an extractor hood over; as well as integral dishwasher, fridge and freezer. Beside the kitchen, the dining room has space for a large dining table and has a sliding glazed door to the terrace, ideal for summer entertaining. The family bathroom has also been refurbished and is attractively tiled with a white suite including a vanity and cupboard unit, washbasin, bath and a separate shower cubicle with a power shower. From the central hallway there is also a cloakroom, with white suite, and a useful utility room with stainless steel sink and drainer with cupboards over, hanging space for drying clothes etc with a door to outside, and a small study, ideal for anyone working from home or the kid's homework.

Outside, The Croft is approached via wooden gates with the concrete drive passing the front lawn garden and leading to the parking, in front of the large double garage or workshop. This enviable space is perfect for anyone with classic cars, running a business from home, or simply storing life's gear. To the left of the garage there is parking for a large caravan, motorhome or trailer.

Beyond the garage, the large garden is principally laid to lawn with two impressive trees and turns through a right angle to the right with plenty of space for children to play or potential further landscaping. Towards the end, a small orchard of fruit trees has been planted and to one side, there is a cultivated area covered with a cage for soft fruits.

Services: mains water (metered), electricity and mains drainage. Private oil tank. Private propane gas bottles for

the gas hob.

Tenure: Freehold

Council Tax: E

Local Authority: Mid Devon District Council

The Croft lies approximately 1.5 miles from the centre of Kentisbeare and is a pleasant walk via the lanes. The village has a full range of local amenities including a popular primary school, local shop, pub, 'The Wyndham Arms', church and village hall.

Within the next 25 years, the Culm Garden Village is due to be built between Cullompton and Kentisbeare. This development will provide additional and very convenient local amenities, country park or green open space areas and sustainable transport links to Cullompton and the surrounding area, to the benefit of nearby properties like The Croft.

Opposite, across the lane, the new Cullompton Cricket Club is being constructed and is destined to be a high quality, regional cricket facility - perfect for any keen cricketers.

The M5 motorway and Exeter, Honiton and Taunton all lie within easy reach, ideal for commuting. Rail links to London, Bristol and beyond are close by with London Paddington only 2 hours from Tiverton Parkway Station and London Waterloo accessible from Honiton station.

Cullompton/Junction 28 M5 c. 3 miles

Exeter c.17 miles

Honiton c. 8 miles

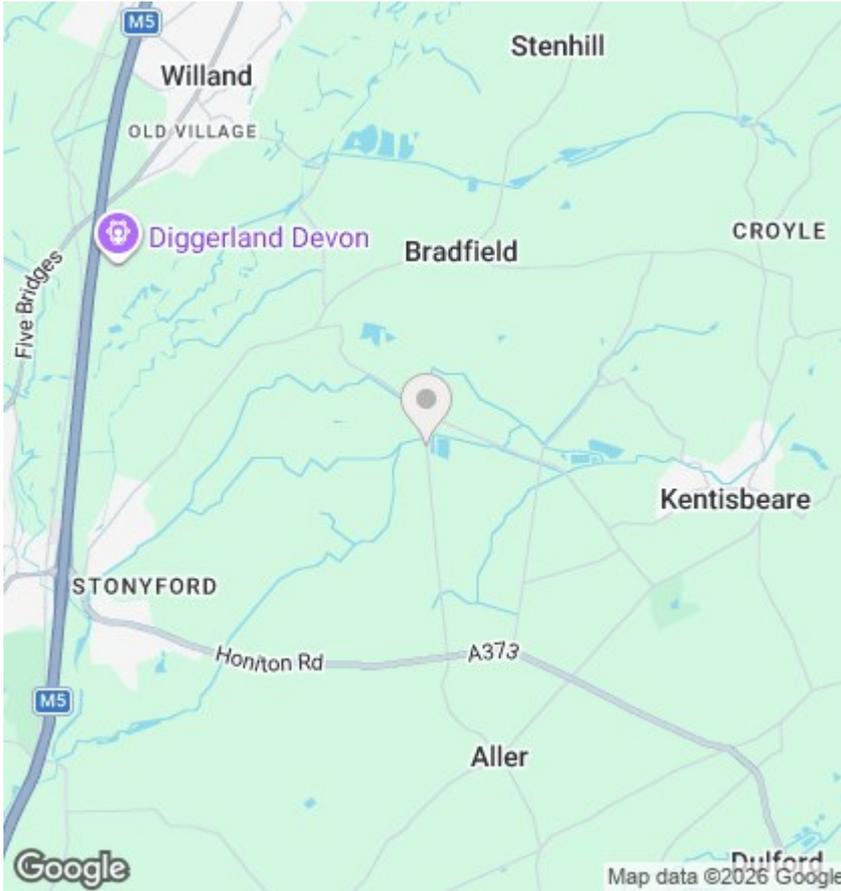
Taunton c. 22 miles

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

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			90
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate Area = 1737 sq ft / 161.3 sq m
 Garage = 674 sq ft / 62.6 sq m
 Total = 2411 sq ft / 223.9 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: 1397425

