



Elmscroft, Willand Old Village, Willand, Cullompton, Devon, EX15 2FL

Guide Price £600,000

- No onward chain
- Bedroom 1 downstairs with en suite bath/shower room
- Spacious conservatory extension,
- Utility room and downstairs cloakroom
- Generous garage and parking
- 3 large double bedrooms
- Impressive, large sitting/dining room with fireplace
- Kitchen/breakfast room
- First floor family bathroom
- Extensive garden and swimming pool

Sales, Lettings, Mortgages:

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Willand Old Village, Cullompton EX15 2RL

Watch the Video Tour A very spacious, detached chalet bungalow requiring updating, with an extensive garden and the possibility of a potential building plot. Lying in the popular Old Village of Willand, a short step from the bus stop, shop and church. Quick access to both Junctions 27 & 28 of the M5 and Tiverton Parkway Station (London Paddington in 2 hours).



Council Tax Band: F



LongDescription

Elmscroft was built in 1994 and has been a much-loved family home over the years. The versatile accommodation is spacious and arranged over two floors, with a large downstairs bedroom, with en suite bath/shower room, offering great flexibility for multi-generational living or those seeking the convenience of ground floor living.

All of the bedrooms have built in wardrobes and the two first floor bedrooms are large double rooms with dormer windows and useful, adjoining eaves storage.

The living space is approached from the porch and generous reception hall, with a large airing cupboard and cloakroom to one side and the stairs to the first floor, with an attractive balustrade. The kitchen is fitted with the original oak units providing plenty of storage and work surface and including an eye level, double oven and grill and a four-ring gas hob. A squared arch leads to the dining area, perfect for everyday use. Beyond the kitchen, lies the utility room, housing the gas boiler, a sink unit, cupboard storage, space for appliances, and a door to the rear garden and useful access to the garage.

The main reception room is a prime feature of the property with ample space for a large sitting area and dining table and chairs. A sliding patio door leads out to the conservatory. Whilst this is a spacious and comfortable, additional sitting room which has been in regular use, it requires significant remedial work or replacement.

In general terms, the accommodation is very comfortable and was originally well-appointed but would benefit from some updating to set it up for the next thirty years. However, with all the space available, this could readily be done room by room, over time.

Outside, Elmscroft is approached via its own private drive and parking, leading to the garage, with a strip of garden beside it. This gives access to the rear, lawn garden with established border hedges providing a high degree of privacy, and has a good sized, sunken swimming pool in the middle, great fun in the summer months for family and grandchildren. The pool has a pump cleaning system outside the garage.

Beyond the initial garden, and offset, there is another, large square garden plot, approximately 0.15 acres and recently laid to lawn for ease of maintenance, after decades of use as a vegetable garden. This area adds great amenity value to the enjoyment of the house and potential for a building plot, with access to be created from directly beside the bungalow, subject to relevant planning consents. If this were developed in the

future, our clients will reserve the right to an overage payment reflecting the uplift in value between a garden plot and building plot, with planning. Seddons would be pleased to discuss this further with any interested parties and recommend advice is also sought from a solicitor in the early instance.

Within the second garden area, there is a long, narrow lean-to store shed attached to the neighbouring property which if removed, could widen potential access.

If any purchaser of Elmscroft would prefer not to take on such a large garden, there may be some flexibility to pare it away from the sale if the vendors considered this a viable option.

Services: Mains water (metered), electricity, drainage and gas.

Tenure: Freehold

Council Tax: Band

Local Authority: Mid Devon District Council

Elmscroft lies close to the post office/shop, bus stop and church in the Old Village and there are other local amenities including a primary school, 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.

Willand lies within easy reach of the more extensive services of Cullompton and Tiverton and Junctions 27 and 28 of the M5 motorway can be quickly accessed, both within three miles.

Regular bus services also pass through Willand and there are trains from the nearby Tiverton Parkway station (London Paddington in around 2 hours).

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

Viewings

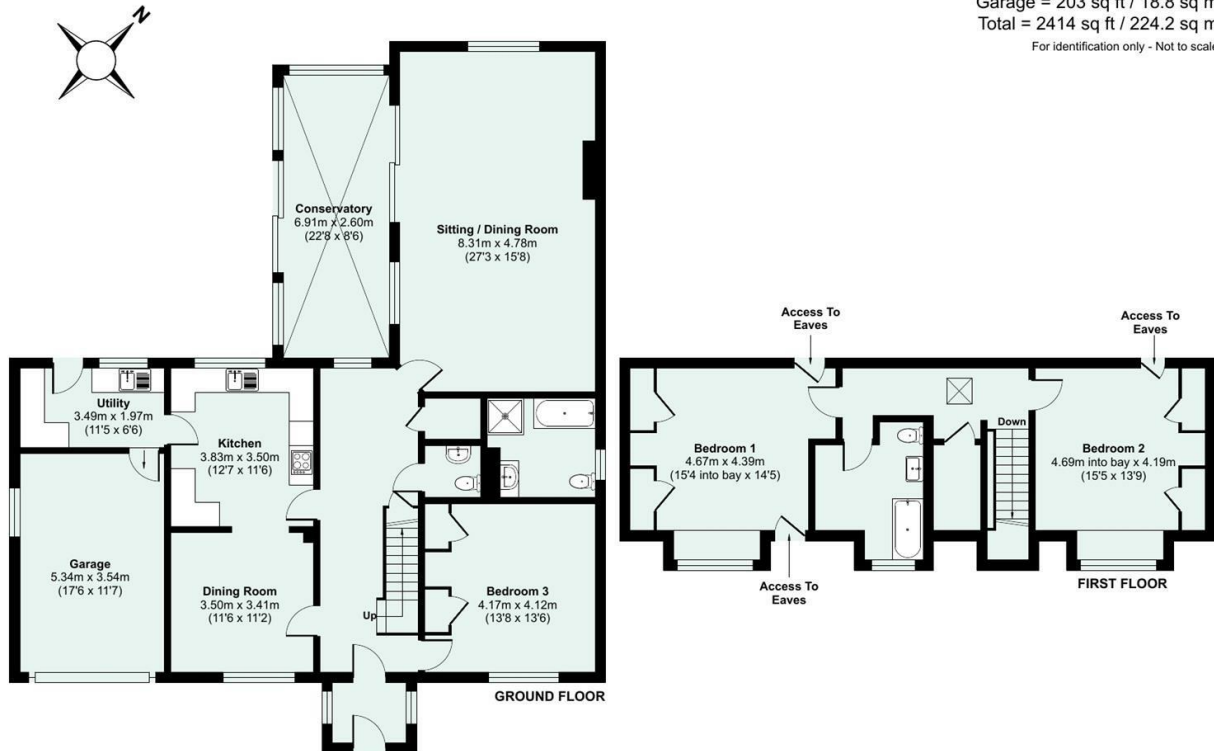
Viewings by arrangement only. Call 01884 32100 to make an appointment.

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		68	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 2211 sq ft / 205.4 sq m
 Garage = 203 sq ft / 18.8 sq m
 Total = 2414 sq ft / 224.2 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: 1358333

