

3 Church View, Brampford Speke, EX5 5DP

Guide Price **£375,000**

3 Church View

Brampford Speke, Exeter

- Beautiful Grade II Listed thatched cottage
- Heart of sought-after Brampford Speke
- Planning permission granted to create a three-bedroom home
- 2 double bedrooms and ground floor study/bed 3
- Character features throughout
- Refitted kitchen and bathroom
- Private mature gardens
- Garage and parking
- No onward chain

If you've dreamt of owning a picture-perfect Devon cottage in one of the county's most desirable villages, Cobblestones could be exactly what you've been waiting for.

Positioned in the heart of Brampford Speke, just four miles from Exeter, this beautiful Grade II Listed thatched cottage combines timeless character with everyday practicality. Surrounded by rolling countryside and close to the River Exe, the village is one of Mid Devon's hidden gems, offering a thriving community, popular village pub, primary school and wonderful walks straight from the doorstep.

Inside, the cottage is full of the charm you'd hope to find. Exposed beams, an impressive inglenook fireplace with wood-burning stove and an abundance of original features create a warm and welcoming home that's full of personality.









The living room flows naturally into a study/bedroom at the rear, a flexible room to use as required, making it ideal for everyday life. The refitted kitchen offers a light, more contemporary feel whilst remaining entirely in keeping with the age of the property. Complete with an Aga, modern units and a dining area to the far end, it's a lovely room to spend time in, whilst the adjoining cloakroom adds welcome practicality.

Upstairs are two generous double bedrooms together with a stylishly refitted family bathroom.

Whilst the cottage is ready to enjoy from day one, it also offers exciting potential for the future. Planning permission was granted by East Devon District Council in May 2025 (Ref: 24/2483/FUL) to create a more open ground floor by linking the living room and kitchen across the rear, and creating a true third bedroom with ensuite on the first floor. It gives buyers the rare opportunity to enjoy the cottage exactly as it is today whilst having the option to create additional space in the years ahead.

Outside is another real highlight. Immediately behind the cottage is a private courtyard, perfect for outdoor dining, leading through (across the parking areas) to beautifully established gardens that feel wonderfully secluded. Mature trees, colourful planting and generous lawns provide plenty of room to relax, whilst the summer house offers an ideal reading room, studio or peaceful retreat away from the house.

The property also benefits from something that's often hard to find with period cottages: a garage and private parking. Please note that to get to the remaining garden, you do cross over neighbouring land (drive width) with a right of way.

Whether you're looking for a full-time home, a weekend retreat or simply somewhere with genuine character in an exceptional village setting, Cobblestones is a cottage that's easy to fall in love with. The approved planning permission simply makes an already special home even more appealing.

Please see the floorplan for room sizes.

Current Council Tax: Band D – East Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Ultrafast Enabled

Drainage: Mains drainage

Heating: LPG gas central heating

Construction: Cob

Listed: Yes Grade II

Conservation Area: Yes

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

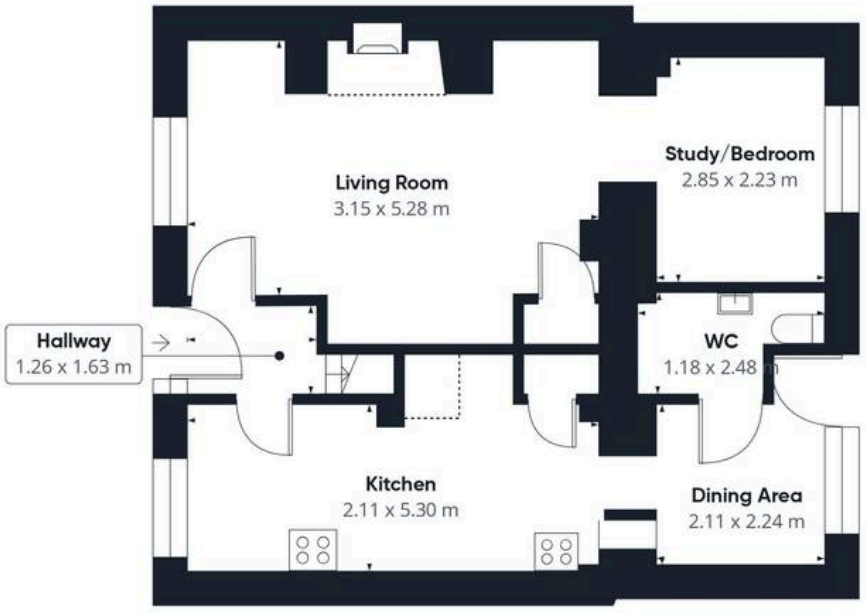
Agents' Notes:

Boundaries, Access & Parking:
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

HELMORES
SINCE 1879

Approximate total area(1)

109 m²

Reduced headroom

1.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Broadband & Mobile Coverage:
Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

Digital Photo Enhancement/Virtual Staging:
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

Heating Type (Non-Mains):
We're informed by the seller that the property is heated via LPG. Buyers should confirm servicing arrangements and running costs.

Rights of Way:
We're informed by the seller that the property benefits from a right of way to access the garage, parking and gardens to the rear. Buyers are advised to confirm details and legal status with their conveyancer.

Thatch / Cob Construction:
We're informed by the seller that the property includes cob walls and a thatched roof. Such construction may have specific maintenance and insurance requirements, and buyers should make their own enquiries before purchase.

Chain Status / Vacant Property:
We're informed by the seller that the property is intended to be sold with vacant possession. This information was correct at the time of listing but may change prior to sale.

DIRECTIONS : Use EX5 5DP or the what3words is ///quite.treaty.feels

When entering Brampford Speke from the A377 at Cowley continue through the village, and the cottage will be found on the left before reaching the pub on the left hand side.





Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.