



Fieldview House



# Fieldview House

4 Farthings Rise, Plymtree, Cullompton, Devon, EX15 2JX

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## Generous detached family home in large gardens backing on to fields

- Countryside Views
- Beautiful private gardens
- 1,927 Sqft Accomodation
- Four double bedrooms
- Generous entrance hall
- 1/5 acre gardens
- Lots of parking
- 5.3m x 5.3m garage
- Freehold
- Council Tax Band G

Guide Price £695,000

### SITUATION

The property lies at the heart of the welcoming village of Plymtree, which offers a strong sense of community along with a primary school, traditional pub, church, and a community-run village shop. Ideally positioned for commuters, Plymtree provides excellent access to the M5 motorway and convenient rail connections.

### DESCRIPTION

The dual-aspect living room creates a bright and inviting space, featuring a wood-burning stove and opening into the conservatory. The kitchen/breakfast room is well-appointed with an induction hob, double oven, and space for a dishwasher. Adjoining the kitchen, a fitted utility room offers space for a washing machine and tumble dryer, with doors leading to the garden and the double garage. Completing the ground floor are a dining room, study, cloakroom, and a useful under-stairs cupboard.

Upstairs, there are four generous double bedrooms, each with built-in wardrobes. The main bedroom enjoys an en-suite shower room, while a family shower room, designed with space for a bath, serves the remaining bedrooms.

### OUTSIDE

A gated driveway provides ample off-road parking and access to a double garage with electric doors. The west-facing garden takes in views over open countryside and is mainly laid to lawn, complemented by mature shrub and flower borders. A paved patio offers an ideal seating area, alongside raised flower beds, a greenhouse, and a garden shed.

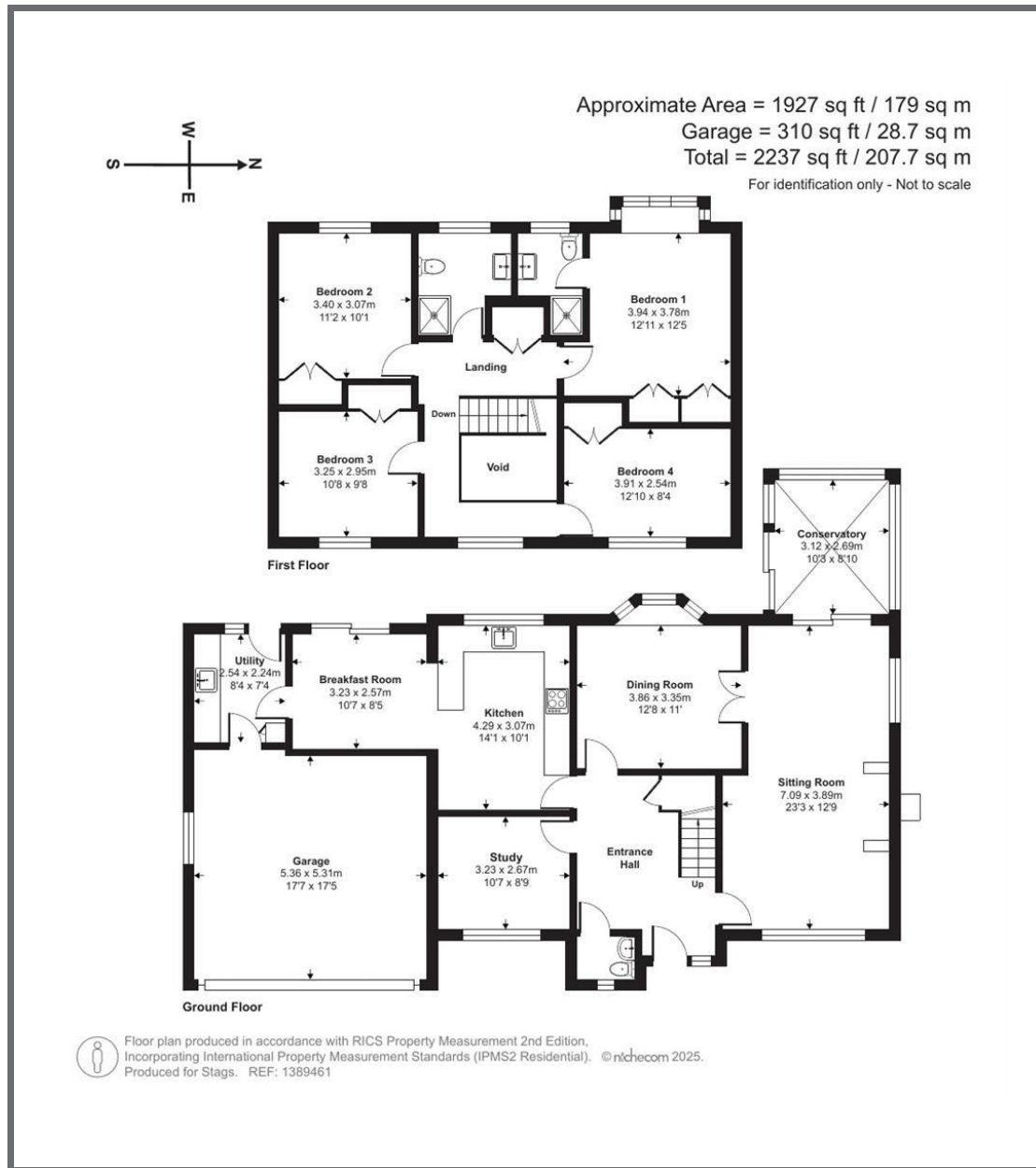
### SERVICES

Mains water and electric. Septic tank drainage. Oil fired central heating. Superfast broadband available. Mobile signal likely outside with all major networks. (Ofcom, 2025)





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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