



1 Peradon Cottages Clyst Hydon, Cullompton, EX15 2NG

Guide price £450,000





1 Peradon Cottages Clyst Hydon

Cullompton, EX15 2NG

Guide price £450,000

- Three Bedroom Semi Detached Home
- Kitchen/Dining Room
- Lounge With Wood Burning Stove
- Downstairs Bathroom
- Principle Bedroom With En Suite
- Utility Room
- Double Garage And Drive
- Enclosed Rear Garden And An Additional Acre Of Land
- No Onward Chain
- The Kings School Catchment



ONE ACRE OF LAND OFFERED WITH THIS three bedroom home. Offering bright, comfortable living spaces and thoughtful modern updates carried out by the current owners. The ground floor includes a generous kitchen–dining room, a dual-aspect living room featuring a wood-burning stove and French doors to the garden, and a practical utility room. Upstairs, three bedrooms include a main bedroom with an en-suite shower room. Recent improvements enhance both efficiency and day-to-day comfort, while the wraparound gardens, open rural views and substantial double garage add to the property’s appeal.

Walk Through

Approached from a country lane, the cottage sits behind a lawned front garden dotted with mature trees. A paved area leads directly to the front door. This opens into a hall that connects the living room, the kitchen–dining room and the staircase to the first floor and its three bedrooms. The hall includes a separate under-stairs storage cupboard and a door that leads to a downstairs WC and shower room. Wood laminate flooring runs throughout the hall and living room, giving the ground floor a warm and cohesive feel.

To the right, the kitchen–dining room forms a generous, sociable space arranged in two distinct zones. The kitchen area is fitted with a range of white wall and base units with continuous worktops, space for an electric range cooker,

plumbing for a dishwasher and room for a fridge/freezer.

Tiled flooring helps to separate the kitchen zone from the dining space, while a central island sits between the two areas. The dining space has a front aspect. A further door from the dining area returns to the hall, creating an easy circular flow through the ground floor. From the kitchen, an opening leads into the utility room, fitted with additional units and providing space and plumbing for a washing machine and tumble dryer. A window here brings in excellent natural light and offers views across the garden and fields beyond. A back door provides a second access point to the outside.

To the left of the hall, the living room is a wonderfully

bright, dual-aspect space forming a tasteful extension that blends seamlessly with the original cottage. Windows run along its longest wall, drawing in abundant natural light and offering views over the front and side of the property, with the side aspect looking out across neighbouring fields to distant trees. Two skylights overhead further enhance the sense of light and space. At its centre sits an attractive wood-burning stove positioned between the full run of windows, creating a striking focal point. Opposite, an internal brick wall adds warmth and character. French doors at the rear open onto the tiled patio that wraps around the property before leading on to the garden, creating a seamless connection between indoor and outdoor living.



bus route takes children to the well-respected Colyton Grammar school and Exeter School and Blundells are both within approximately 11 miles.

Clyst Hydon is a small and welcoming East Devon village offering a useful range of local amenities, including a community-run outdoor swimming pool, a village hall, a primary school and St Andrew's Church. The Five Bells, now a community-run pub, has recently reopened and offers a friendly hub for food pop-ups, events and social gatherings. The neighbouring village of Plymtree, approximately 3.3 miles away, provides a convenient local shop, primary school and another local pub.

The village is well placed for wider facilities with Cullompton, Ottery St Mary and Honiton all within easy reach (5.6, 6.1 and 8.5 miles respectively). These characterful market towns offer supermarkets, cafés, sport and health facilities as well as a range of other services. Cities of Exeter and Taunton (approximately 11 and 23 miles respectively) offer further opportunities for high street shopping and are facilitated by easy access to the M5 at Junction 28 near Cullompton. The A30 is also easily reached approximately six miles away near Feniton. For rail travel, Feniton and Whimble stations are about 4.0 and 5.3 miles from the property, both providing

Upstairs, the landing connects three bedrooms. The main bedroom is a generous double with a rear aspect and an original feature fireplace. Its en-suite shower room includes a shower, WC, wash basin and a heated towel rail, with a charming porthole-style window adding a distinctive touch. The second bedroom is also a double with a rear aspect and original fireplace, while the third bedroom is a small double with a side aspect.

Outside, the gardens wrap around the property. They are predominantly laid to lawn and bordered by hedging on two sides. A fence along the remaining boundary allows open views across neighbouring fields, enhancing the sense of space and rural charm. The tiled patio provides an ideal area for outdoor dining and entertaining. The gravel driveway offers parking for multiple vehicles and leads to the substantial timber-built double garage with power and

light. An additional one acre of land is included.

The property is oil fired central heating, mains electric and water. There is a sewage treatment plant serving both this property and the neighbouring property.

No onward chain

location

The property sits approximately 2 miles from Clyst Hydon, which is itself only 11.4 miles from Exeter city centre giving easy access to both village facilities and all the provisions of a Cathedral city whilst enjoying a peaceful rural setting. The property is particularly well served educationally, with The King's School in Ottery St Mary, rated Outstanding by Ofsted, within easy reach and widely regarded as one of the region's strongest state secondary options. A nearby

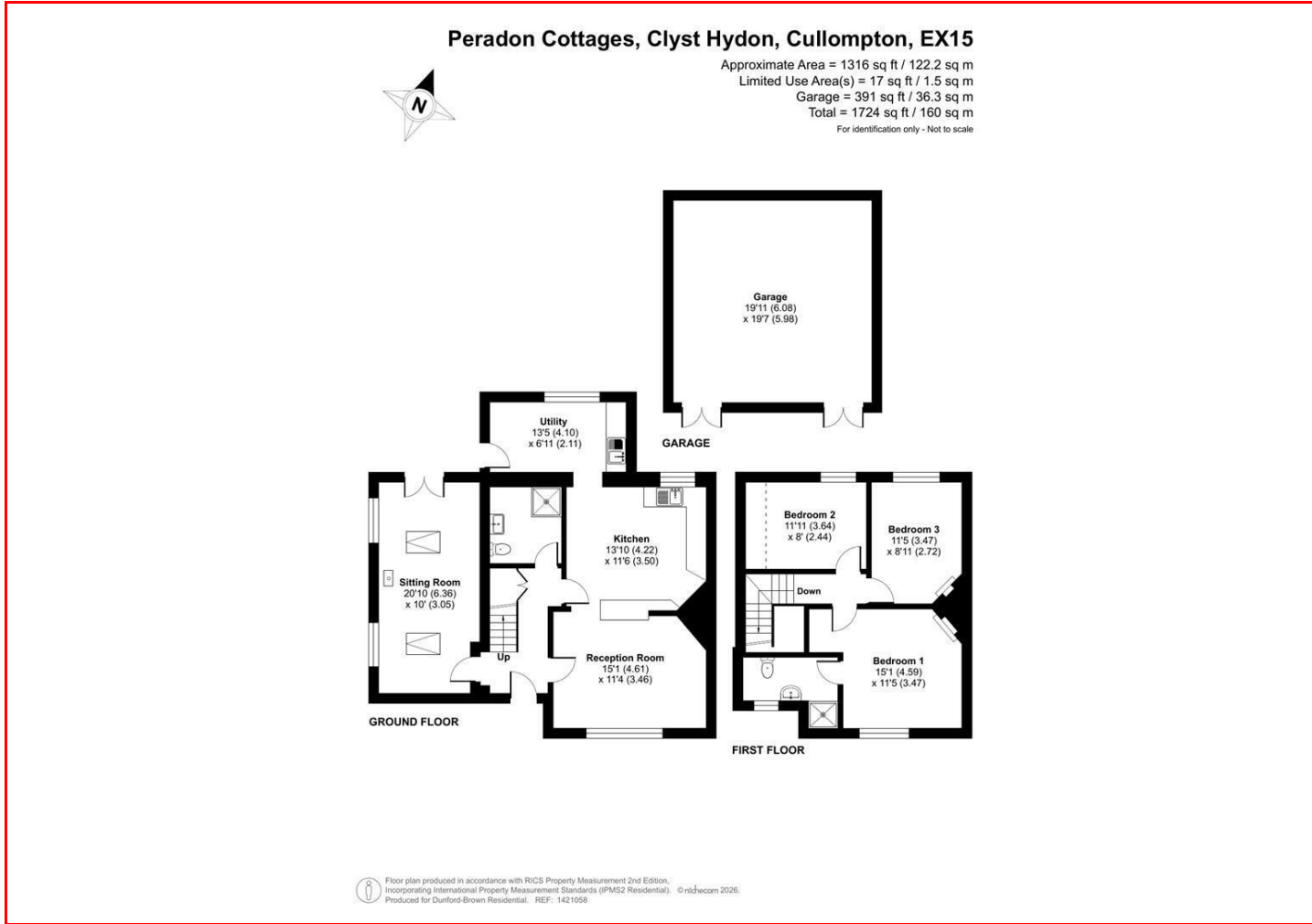




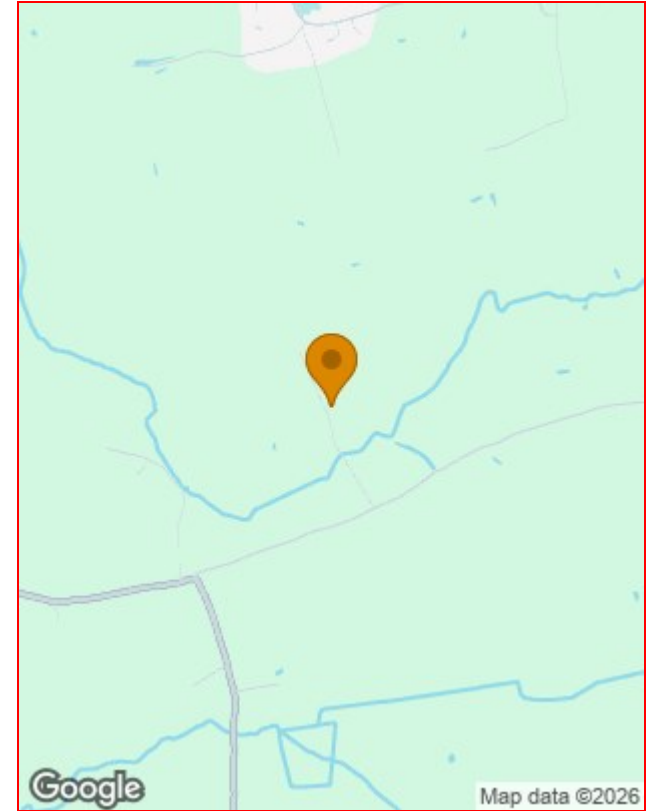
services on the Exeter–London Waterloo line. Exeter Airport is around 12 miles away, while Bristol Airport is approximately 57.7 miles.

The surrounding countryside offers numerous footpaths, bridleways and quiet lanes with the local 3.5 mile circular walk between Clyst Hydon and Plymtree a particular treat with the option of two pubs and a village shop for refreshments! The south-west coastline is also accessible, with popular Sidmouth only 15 miles from the property and several other seaside options within 17 miles including Budleigh Salterton, Branscombe, Beer and the sandy beaches of Exmouth.

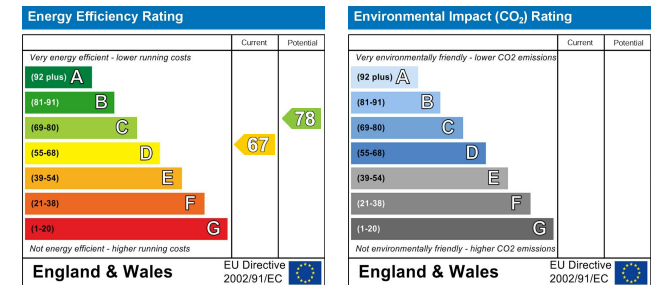
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Dunford-Brown Residential Office on 01884 824 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Spring Cottage Kerswell, Near Cullompton, Devon, EX152EP
 Tel: 01884 824 888 Email: paul@dunfordbrownresidential.co.uk <https://www.dunfordbrownresidential.co.uk>