



Rosedale, 17 Honiton Road, Cullompton, Devon, EX15 1PA

Guide Price £550,000

- A gardener's paradise, 0.33 acre rear garden
- Separate sitting and dining rooms
- Contemporary kitchen, overlooking the garden
- Gas central heating and uPVC double glazing
- Plenty of driveway parking and garage
- 3 double bedrooms, en suite shower room
- Second lounge and conservatory extension
- Downstairs shower room and utility room
- Useful range of outbuildings and greenhouse
- Exeter and Taunton 20-30 minutes' drive

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



17 Honiton Road, Devon EX15 1PA

Watch the Seddons Video Tour

Lying within a plot of about 0.5 acres, this well presented house offers spacious family accommodation with an extensive, established garden, useful garage, workshop, sheds and a greenhouse. Perfect location for commuting to Exeter, close to the M5.



Council Tax Band: D



Lying on the outskirts of Cullompton, 'Rosedale' is a classic, brick-built, detached house, believed to date back to the 1930's and extended in more recent years. Whilst fully modernised for very comfortable living, it still retains some of its original architectural features and above all has large, high-ceilinged rooms, typical of the era and giving a welcoming atmosphere of light and space.

On entering the house, the reception lobby has stairs to the first floor and there are large reception rooms either side. The sitting room has glazed doors through to a second sitting or dining room, with a useful serving hatch from the kitchen. A sliding, double glazed door leads to the conservatory, with a lovely outlook over the garden, ideal for relaxing in the summer evenings.

The main dining room is impressive with plenty of space for a large dining table and chairs and has an under stair cupboard and feature gas fire, with a wood mantle surround and recessed alcoves either side for display cabinets and furniture. Hard-wearing and practical 'Karndean' flooring extends through to the kitchen, which is fitted in a sharp white style with grey work surfaces and plenty of storage, including a full height unit and wall cupboards. Incorporated within the base units, there is a fitted oven with a five ring gas hob and extractor hood over and a ceramic sink unit with mixer tap.

Beyond the kitchen, there is a side entrance lobby, with a utility room to one side, with space and plumbing for appliances, and to the left, a downstairs shower and cloakroom, fitted with a white suite.

Upstairs, there are three generous bedrooms with the principal room having two windows, affording plenty of light and a lovely view over the large rear garden. The en suite shower room has a large shower cubicle and is attractively tiled. Bedroom 2 has an original feature fireplace and cupboard/wardrobe over the stairs, back to back with a shelved cupboard in the slightly smaller third bedroom.

The family bathroom is attractively fitted with a white suite with a vanity unit, with mirror fronted cabinets over, a WC, heated towel rail and spa bath, with a hand shower attachment on the taps. The airing cupboard in the corner houses the gas central heating boiler.

Outside, on approach to Rosedale, there is a generous front garden and to the side, ample parking on the tarmac drive, leading to the garage, workshop and storage shed and behind these, two greenhouses and an enclosed vegetable plot. Beyond these, the rear garden is a prime feature of the property and enjoys a sunny, southerly aspect, enjoyed from the patio adjoining the conservatory. This gives way to a large, level lawn with a large oak tree, established flower and shrub beds, some fine trees and towards the end, a very pleasant orchard area. The rear garden extends to a third of an acre and has been carefully tended by our client over recent years to provide a beautiful backdrop to the house.

Services: mains water (metered), electricity, drainage and gas.
Tenure: Freehold
Council Tax: D

Local Authority: Mid Devon District Council

Agents' note: Rosedale has historic planning consent for the erection of a dwelling to the right of the house from Mid Devon District Council, Reference no: 20/00908/OUT - Outline planning permission for the erection of a dwelling with all matters reserved.

In addition, with the building of the Culm Garden Village nearby, there may be other development opportunities, perhaps towards the end of the garden.

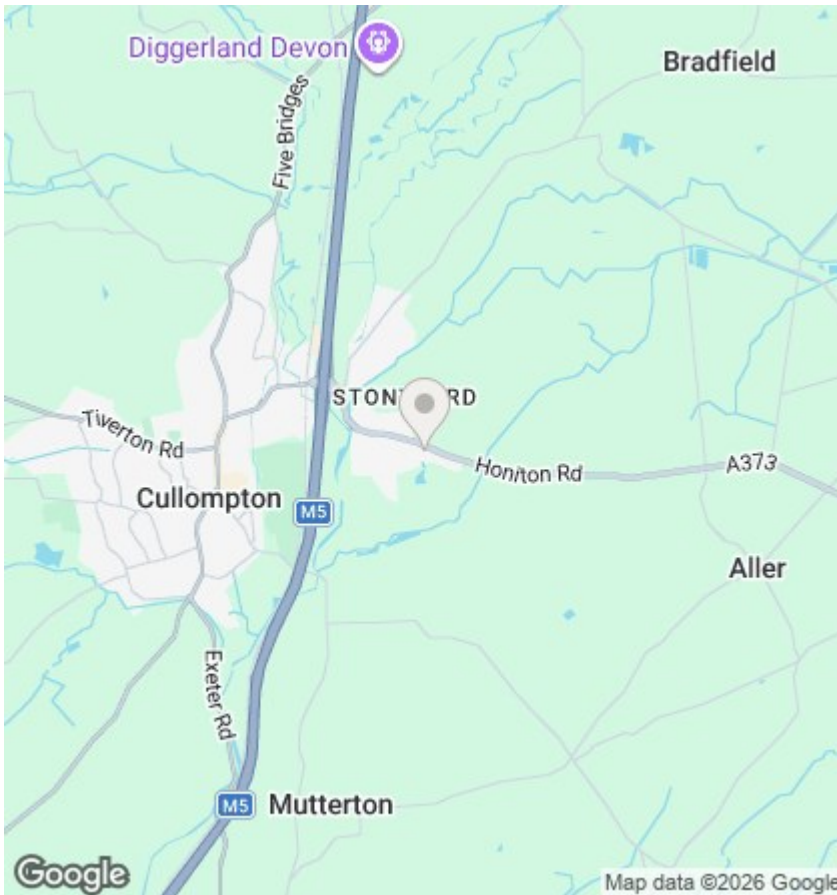
The Cullompton town centre lies less than a mile away, with a range of shops including 'Veyseys', an award-winning butcher's, Tesco, Aldi and Home Bargains supermarkets, take-aways and popular cafes including, 'The Bakehouse', 'The Lime Tree' and 'Nosh'. Other amenities include two primary schools, Cullompton Community College for secondary education, a contemporary health centre, a library and community centre, a doctor's surgery, a veterinary practice, churches, sports clubs, pubs, and recreation facilities.

Rosedale is ideally placed for commuting, lying less than a minute from Junction 28 of the M5 motorway via Honiton Road. There are also regular, local bus services through Cullompton and the 'Falcon' coach service stops a ten minute walk away, providing economic travel between Plymouth and Bristol, with stops in between, including Bristol Airport.

Rail links are at Tiverton Parkway and Honiton stations, to London Paddington (2 hours) and London Waterloo (circa 3 hours) respectively.

Exeter - c.14 miles
Taunton - c.23 miles
Tiverton - c.7 miles
Tiverton Parkway Station - c.6 miles
Honiton - c.10 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

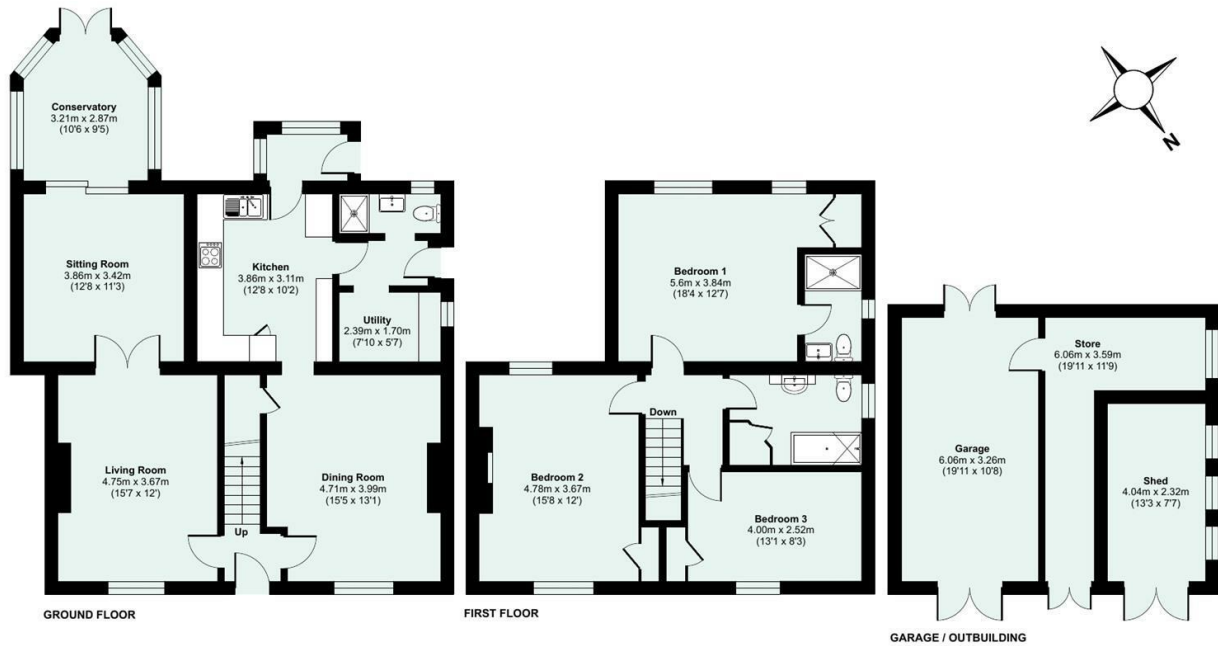
Viewings by arrangement only. Call 01884 32100 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 1699 sq ft / 157.8 sq m
 Garage = 336 sq ft / 31.2 sq m
 Outbuilding = 99 sq ft / 9.1 sq m
 Total = 2134 sq ft / 198.1 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: 1431696

