

Guide Price £200,000



6, Ashill Courtyard Ashill, Cullompton, Devon, EX15 3NQ

- Updated character property with exposed timber beams
- Triple glazed windows & doors downstairs
- Open plan sitting/dining room & kitchen
- Bespoke kitchen with integrated appliances
- Two bedrooms upstairs with Velux windows
- Modern bathroom
- Well insulated with propane gas central heating
- Attractive courtyard garden with timber shed
- Two allocated off road parking space
- Quiet village position

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

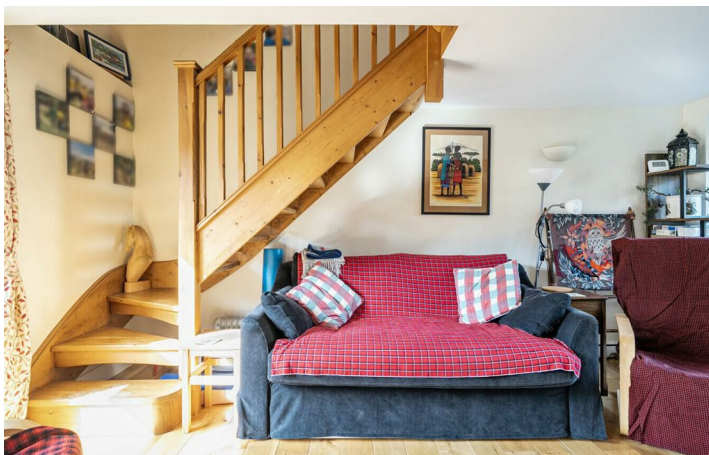


Ashill Courtyard Ashill, Devon EX15 3NQ

A beautifully updated character cottage in a quiet village location near the Blackdown Hills with lovely walks and bike rides on the doorstep. 10 minutes from the M5 and Tiverton Parkway.



Council Tax Band: A



Originally a conversion from an old barn, the cottage has been refurbished by the current owner in recent years and includes triple glazed windows downstairs and a bespoke solid wood kitchen and bespoke staircase with oak flooring throughout the downstairs.

The living accommodation downstairs offers very light open-plan space with dual aspect windows and doors and an abundance of character with an exposed original beam.

The kitchen, to one side, is fitted with solid oak units, an integral double oven, hob and integrated fridge/freezer and washing machine. The sitting/dining room has space for a dining table and chairs, and easy chairs for relaxing with a glazed door opening out onto an attractive courtyard garden and plenty of natural light.

Upstairs there are two bedrooms with Velux skylight windows with exposed A frame beams and a modern bathroom with jacuzzi bath with shower over.

A triple glazed door with full height side window from the living room opens out to the pretty, enclosed rear garden, with established flower and shrub beds with no lawn to mow! Within the garden, there is a useful storage shed and access gate. To the front of the cottage there is a large, shared courtyard and a short step away, a car park for residents, with two allocated off road parking spaces.

Services: mains water (metered), electricity and drainage. Propane gas for the central heating, individually metered from a communal gas tank serving the properties in Ashill Courtyard.

Agents Note: The EPC hasn't been updated since the triple glazing was installed.

Tenure: Freehold

Council Tax: Band A

Local Authority: Mid Devon District Council

Management fee: £60 per annum, paid in one instalment to cover maintenance and repair of the communal areas.

Ashill is a popular village in a conservation area, with a local pub serving excellent food, a busy village hall and chapel. Located on the flank of the Blackdown Hills, a designated Area of Outstanding Natural Beauty (AONB), there are many fine walks, bridle paths and mountain biking opportunities locally. The larger village of Uffculme is nearby, with a more extensive range of amenities, regular bus services and the renowned secondary school, Uffculme School.

The M5, rail links at Tiverton Parkway and Exeter International Airport are quickly accessible, ideal for commuting from this tranquil village location.

Junction 27 of M5 - c. 5 miles

Junction 28 of M5 - c. 7 miles

Exeter - c. 20 miles

Taunton - c. 22 miles

Tiverton - c. 10 miles

Tiverton Parkway Station - c. 6 miles

Exeter International Airport c. 19 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

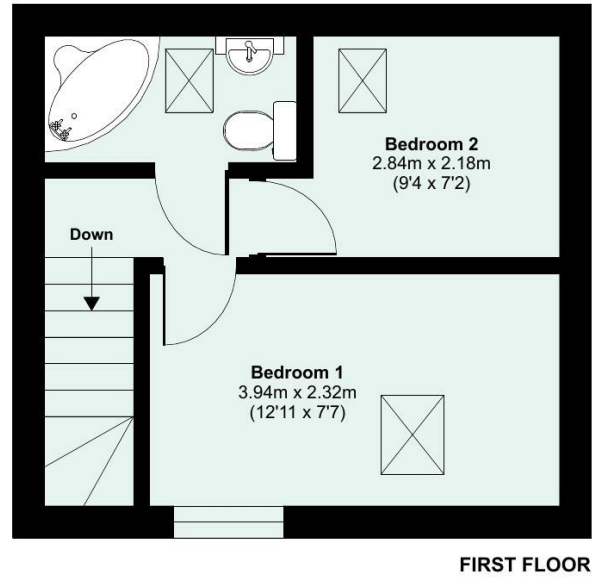
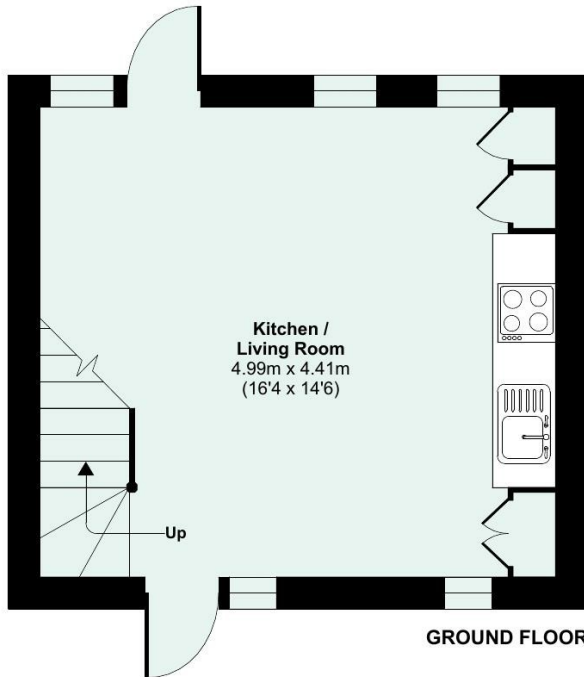
Viewings

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

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 484 sq ft / 45 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). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1479886



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