Guide Price £400,000

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1 Pearly Cross Culmstock, Cullompton, EX15 3JA

- A subtle mix of contemporary with some Victorian features
- Contemporary family bath/shower room
- Contemporary kitchen/breakfast room, great light
- Large garage with extensive storage cupboards
- Oil central heating and uPVC double glazing
- 3 double bedrooms, one with en suite shower room
- Large sitting/dining room with wood burner
- Downstairs cloakroom
- Private parking and additional, informal lane parking
- Mature, enclosed garden, approx. 14.5 m x 8.5m

Sales, Lettings, Mortgages:
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1 Pearly Cross Culmstock, Cullompton EX15 3JA

A classic stone cottage, beautifully presented and extended to provide light and spacious living towards the edge of the village. No onward chain.

3 | 2 | 2 | F | Council Tax Band: D

This attractive village property is believed to date back to circa 1900 and in recent years has been refurbished to provide beautifully presented and very comfortable, contemporary accommodation with some classic, late Victorian features retained.

The original reception rooms are open plan with a delightful sitting area of the room having a wood burner set upon a slate hearth, within an original brick lined fireplace, providing a lovely background warmth to the cottage and perfect for winter evenings. Either side of the fireplace, there are useful low level cupboards with shelving above for books and ornaments and attractive pine floor boards extend through to the dining area of the room with further shelved recesses and space for a large dining table and chairs. To one side, under the stairs, there is a useful downstairs cloakroom.

An open doorway and steps lead down to the large kitchen/breakfast room, fitted in a sharp cream and claret colour, with an integrated oven, hob and extractor hood, a dining bar to one side, a dining bar and practical tiled flooring. The far end of the room has been opened up and fitted with a glazed roof and sliding door to the terrace outside providing fantastic light throughout the room.

Upstairs, there are two double bedrooms on the first floor, both fitted with a range of wardrobes and cupboards and also enjoying lovely views over the surrounding rolling countryside, with the back bedroom with views across the River Culm and river meadows. The family bathroom is fully tiled in dark and light grey and fitted in a contemporary style with a white suite including bath, separate shower cubicle, WC and wash basin.

A space saving, paddle stairway leads from the landing to the first floor suite, which comprises a large bedroom, with 'Velux' windows giving great light, and a small, en suite shower room.

Outside, on approach to the property there is a brick paved parking area leading to the garage, with an electrically operated roller door. This is a very large, versatile space and could be incorporated as further living or annexe space, subject to any relevant consents, but is currently used for storage, including an extensive range of cupboards, a sink unit and a door to the rear garden. This is well established and approximately 14.5 m x 8.5m in size, fully enclosed, and enjoys a super outlook over the fields adjoining the River Culm and rolling hills beyond.

Services: Mains electricity, water and drainage. Private oil tank for central heating.
Council Tax: Band D
Local Authority: Mid Devon District Council
Tenure: Freehold

1 Pearly Cross lies towards the edge of the popular village of Culmstock, on the road to Hemyock, in the Culm Valley, beneath the Blackdown Hills - designated as an Area of Outstanding Natural Beauty and renowned for country walks along the River Culm, horse riding, mountain biking and challenging road cycling. The village has a great sense of community typified by the thriving local amenities including The Strand Stores cafe, deli and shop, Culmstock Cricket Club, a recreation field and children's play park, the popular 'Culm Valley Inn' and the primary school, which feeds into nearby Uffculme School, Ofsted rated 'Good' or 'Outstanding' in the four assessed categories.

The M5 is quickly accessible, ideal for commuting from this tranquil village location to Exeter, Taunton and London and Tiverton Parkway Station at Sampford Peverell offers regular services to London Paddington, in 2 hours.

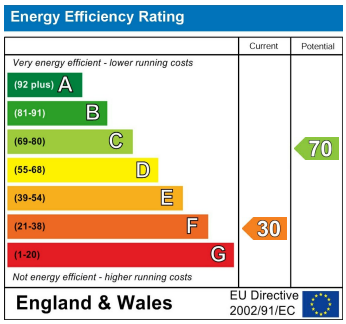
Exeter c. 22 miles
Junction 27 M5 c. 6 miles
Tiverton Parkway Station c. 7 miles
Junction 28 M5/Cullompton c. 10 miles
Wellington c. 7 miles
Taunton c. 16 miles

Directions

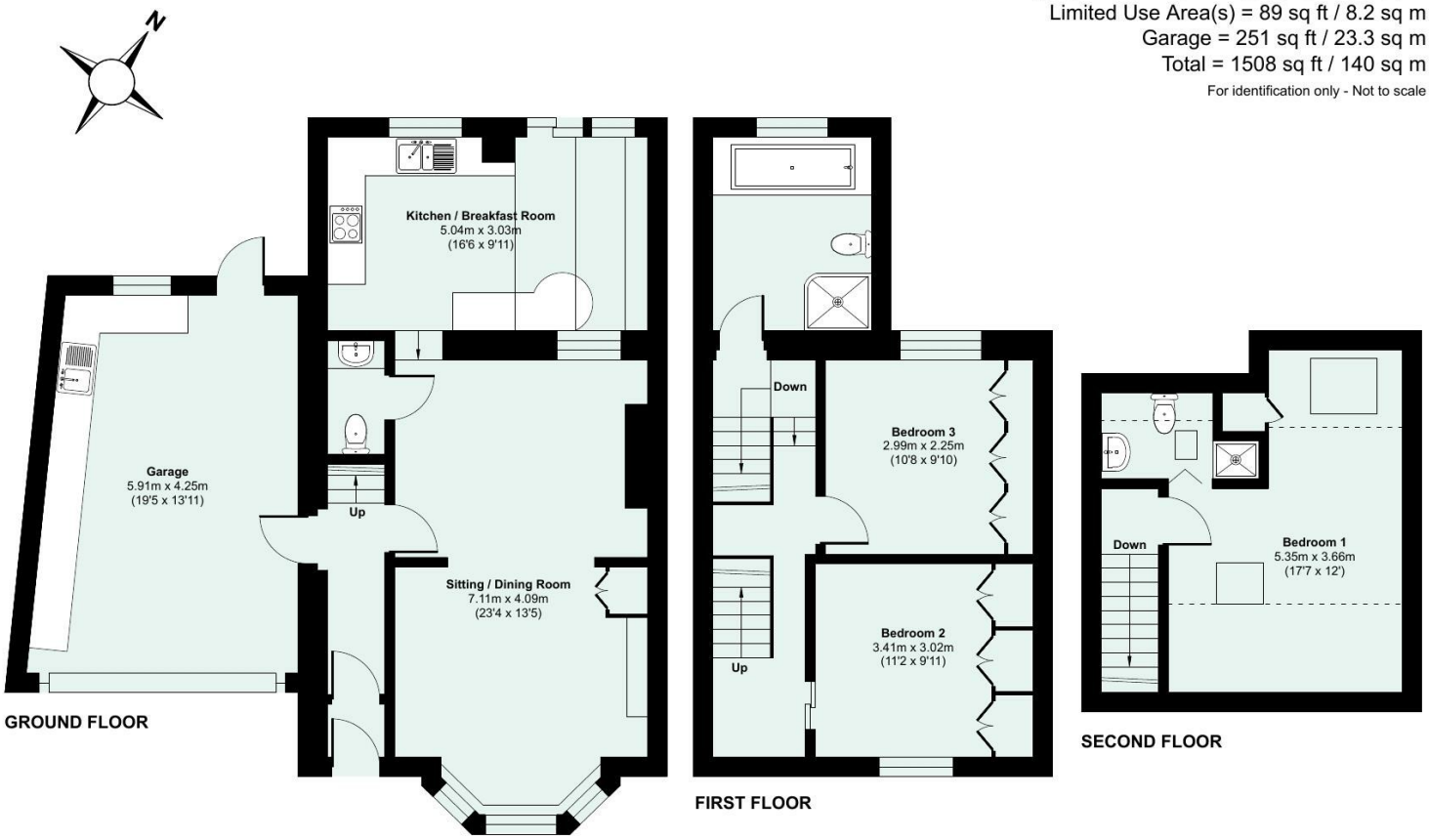
Viewings

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

EPC Rating:



Approximate Area = 1168 sq ft / 108.5 sq m
Limited Use Area(s) = 89 sq ft / 8.2 sq m
Garage = 251 sq ft / 23.3 sq m
Total = 1508 sq ft / 140 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: 1499505

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