

6 High Street, Cullompton, Devon, EX15 1AA



## 6 Mill Street, Uffculme, Cullompton, Devon, EX15 3AR

Guide Price £375,000

- 3/4 bedrooms, two doubles and a single
- Light and spacious kitchen/dining room
- Study/occasional downstairs bedroom 4
- Private parking for two cars
- Large, established garden with greenhouse
- Large sitting room with wood burner
- Downstairs shower and utility room
- First floor family bathroom
- Convenient, informal street parking
- Home office/studio and shed/workshop

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



# 6 Mill Street, Cullompton EX15 3AR

\*Watch the Seddons' Video Tour\* A charming, period cottage with a magnificent kitchen/dining room extension, large garden and lovely river walks nearby. Secluded location, close to the local amenities and with quick motorway and rail access, perfect for commuting.



Council Tax Band: B



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This classic, village cottage is believed to date back to the 17th century, traditionally built of stone and cob under a slate roof. The cottage retains its inherent charm, with a number of character features, yet is beautifully presented and appointed for modern living having been maintained to a high standard by our client over the years.

This feeling and a welcoming atmosphere are immediately apparent on entering the wooden front door, with the study to one side of the entrance lobby. This is currently used as a home office but could be an occasional, small downstairs bedroom, if required. Beyond, the sitting room is a great living space with a feature stone fireplace, housing a modern wood burner, with an oak mantle beam over and adjoining feature beams and shelving. There is a useful store cupboard and spiral staircase to upstairs.

In 2015, a superb extension was added to the rear, providing a large kitchen/dining room, with a welcoming, light atmosphere from the skylight, and an adjoining downstairs shower room, perfect for family use as there is also a bathroom upstairs.

The kitchen is fitted in an attractive, light blue Shaker style, with tiled flooring with zoned underfloor heating, and offers plenty of work surface and storage, including attractive basket drawers and a wine rack! Integral appliances include a range cooker, with a seven-ring gas hob and four ovens, including a grill, and a dishwasher. There is space for freestanding appliances and a dining table and chairs beside the patio doors, with a lovely outlook over the rear garden.

In one corner of the room, the downstairs shower/utility room is fitted with a white suite, with an attractively tiled shower cubicle, vanity cupboard with wash basin and WC. There is plumbing and power for a washing machine and tumble dryer.

Upstairs, there are three bedrooms, two with views over the garden and river meadows beyond. The family bathroom, off the landing, is beautifully fitted in a classic Victorian style with a freestanding eagle claw bath, washbasin and WC.

Throughout the cottage, there are wood doors and features, and it has wood framed double glazing and gas central heating for comfort. The glazing in the new extension is principally uPVC, including patio doors leading out to the rear garden, which is large and has many parts. Initially laid to lawn, with a productive apple tree and established shrubs and hedges, there is studio building beyond. This versatile space has power, light and broadband connected so would make a perfect home office, or could be used as a gym or summerhouse. Beside the studio, there is a large garden shed, or workshop, also insulated with power, and both rooms are within a well-built structure with a slate roof.

At the end of the garden, there is a large, brick-paved area with double gates leading to the lane which runs behind the gardens of Mill Street, giving access to this generous and useful parking area for two vehicles. Currently, there is a shepherd's hut parked to one side, with power, which offers occasional additional accommodation for guests or could be used as a playroom or teenagers' den. This hut is on wheels and is not included in the sale price but could be purchased under separate negotiation. The garden and patio have lights fitted throughout, some on sensors.

To conclude, this classic cottage really does offer it all for a family at any stage of life, or perhaps those in later years who enjoy entertaining and having people to stay. All with the convenience of excellent local amenities and quick motorway and rail access for commuting.

Services: Mains electricity, gas, water, and drainage.

Tenure: Freehold

Local Authority: Mid Devon District Council

Council Tax: B

Mill Street lies a short walk from the village centre, with a good range of local amenities, including a popular primary school, and the renowned secondary school, Uffculme School, Ofsted rated 'Good' or 'Outstanding' in all areas. There is a local pub, mini markets, a doctors' surgery, veterinary practice, a large village hall and community playing fields. Regular bus services run through the village and the market towns of Tiverton and Cullompton are a short drive away. Via the motorway, Exeter and Taunton are within easy reach, as well as Tiverton, with the popular Blundell's School and Petroc College of Further and Higher education.

The popular Tiverton Golf Course and the Westcountry Golf Academy (WGA) 9 hole Golf Course & Driving Range lie within easy reach for the keen golfer, and Exeter Chiefs, at Sandy Park, and Somerset Cricket Club in Taunton, are also very convenient!

Cullompton and Junction 28 of M5 c.5 miles

Junction 27 of M5 c. 2 miles

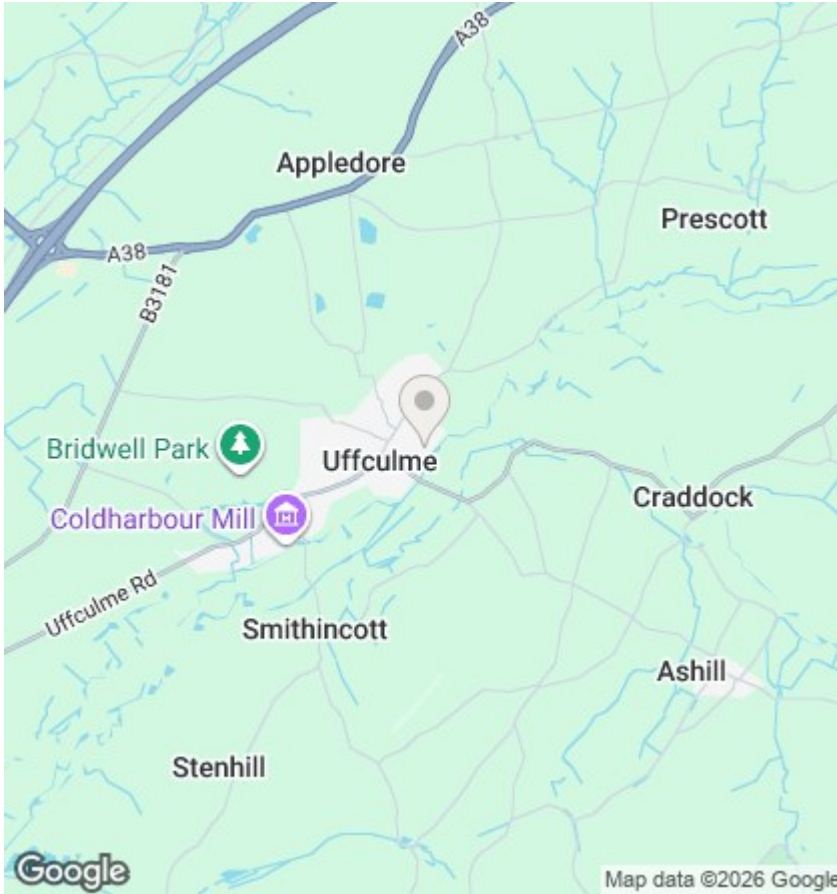
Exeter c. 17 miles

Taunton c. 20 miles

Tiverton c. 8 miles

Tiverton Parkway Station c. 2.5 miles

Please see the floor plan for the dimensions. The internal photos have been taken with a wide angle lens.



## Directions

## Viewings

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

## EPC Rating:

C

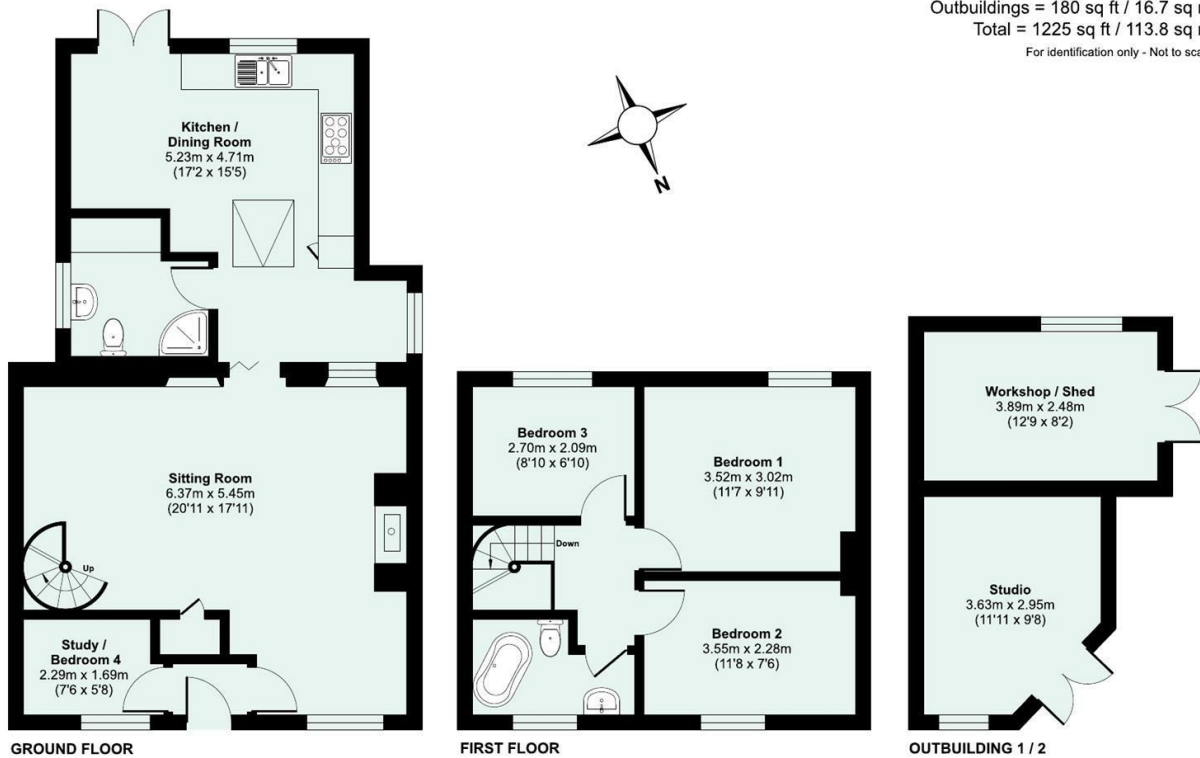
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 1045 sq ft / 97 sq m

Outbuildings = 180 sq ft / 16.7 sq m

Total = 1225 sq ft / 113.8 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 2025. Produced for Seddon Estate Agents LLP. REF: 1357216

