



Goodiford Briar Kentisbeare, Cullompton, EX15 2AS

Guide Price £650,000

- No onward chain and ready to occupy
- 4 bedrooms, 2 en suites, family bathroom
- Large kitchen/breakfast room
- Oil fired heating, wood burners, uPVC double glazing
- Parking for three cars. small garage/workshop
- Extensive and versatile accommodation
- Self-contained annexe potential
- 3 generous reception rooms
- Large, south facing, sunny garden Garden summerhouse, studio or office, with bar!

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



Goodiford Briar , Cullompton EX15 2AS

Watch the Seddons Video Tour

A beautifully presented family home with annexe potential, lying in a small rural hamlet with village amenities nearby and quick access to the motorway and Tiverton Parkway Station, perfect for commuting.



Council Tax Band: D



Goodiford Briar has been occupied by the same family for sixteen years and the house has grown with them over that time with extensions and remodelling to accommodate their needs. With that, the house is in excellent order throughout and offers very comfortable and versatile accommodation presented in a contemporary, country style with some classic features.

The large kitchen/breakfast room is a prime feature of the house, light and airy and with open access through to the garden/sitting room extension. The kitchen is fitted in a light cream Shaker style with a full range of cupboards, display cabinets and shelving and has integrated appliances including a fridge, freezer, dishwasher, double oven and grill and microwave/oven. A large, oak topped island unit and dining bar provides great workspace with a ceramic hob, with extractor hood over, and beneath, there is plenty of cupboard and drawer storage with a wine rack. A stone recess houses a duck egg blue, oil fired Rayburn, providing another cooking option and a lovely background warmth to the room.

From the kitchen, the garden sitting room has glazed doors opening out to the patio and garden with a sunny, southerly aspect, ideal for entertaining and summer barbecues. The sitting room lies to one side and is a cosy, restful room with a stone fireplace housing a wood burner upon a slate hearth, with oak mantel beam over, perfect for winter evenings.

On the other side, there is useful laundry cupboard and downstairs cloakroom. Beyond these, a large dining room, used for family dining, has a feature wood burner with slate hearth in the corner. With minimal change, this room could also be used as the downstairs living space and kitchen for a self-contained annexe as it has its own door to outside. In the corner, stairs lead to a double bedroom above with an en suite shower room, which is not accessible from the main landing and bedroom accommodation. This space has been enjoyed by our client's older son and would also suit elderly relatives wishing to live close by with some independence.

The upstairs of the main house features a magnificent principal bedroom suite overlooking the garden, with a built-in wardrobe and a large en suite shower room, fully tiled and fitted with a white suite including a large shower cubicle. The second, double bedroom is a generous size and has the family bathroom next door, attractively tiled with a shower over the bath. With an additional door off the landing, this could also make a nice bedroom suite, if desired. The fourth bedroom is currently used as a dressing room with extensive shelving and hanging space.

Outside, Goodiford Briar can be approached from either side via a recently tarmacked driveway shared with two other properties, and leading to the private parking for up to three cars in front of the house. Opposite, there is a useful workshop or store, with double doors. The rear garden is accessed via a secure wooden gate from the lane and has been attractively landscaped with a large lawn with a stone retaining wall and a gravel and paved patio area adjoining the house to make the most of the sun throughout the day. Within the garden there is a delightful summerhouse, studio (or mancave!), nicely appointed, and fitted with light and power and a well-stocked bar in the corner. For the gardener, there is a greenhouse, garden shed and a disused

enclosure and coup for chickens.

Services: mains electricity and drainage.

Well water supply, shared with ?

Tenure: Freehold

Council Tax: D

Local Authority: Mid Devon District Council

Agent's note: Goodiford Briar is a semi-detached, period house built of cob and stone, externally rendered, with more recent modern extensions.

There is a fording point in the river close by, with a pedestrian bridge over, where children love to play. Provisions are in place in the garden and frontage of the property to prevent water approaching the house, if required during high rainfall. These have been added since 2012 when there was a one-off flood incident which had not happened before this date, nor has happened since. The house insurance premium has not been affected.

Kentisbeare lies a mile or so from Goodiford Briar and has a full range of local amenities including a popular primary school, which is a feeder school for Uffculme School, Ofsted rated, 'Outstanding' and 'Good' in all areas. The village also has a village store, local pub, the 'Wyndham Arms', church and village hall.

The M5 motorway and Exeter, Honiton and Taunton all lie within easy reach, ideal for commuting. Rail links to London, Bristol and beyond are close by with London Paddington only 2 hours from Tiverton Parkway Station or London Waterloo, 3 hours from Honiton Station.

Cullompton/Junction 28 M5 c. 3 miles

Exeter c.17 miles

Honiton c. 8 miles

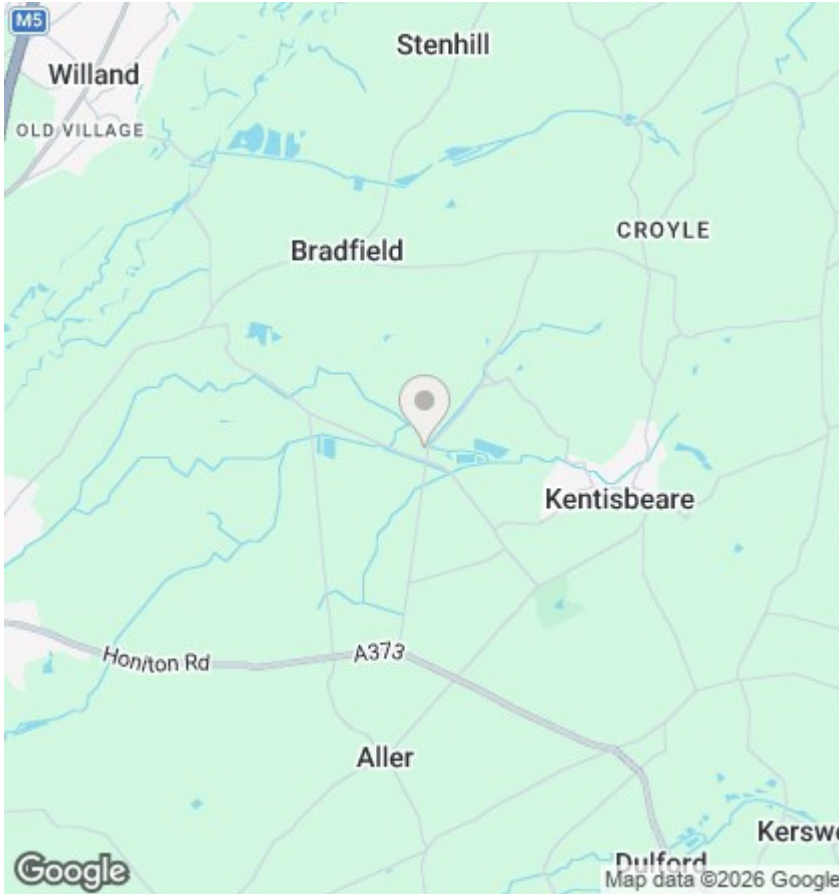
Taunton c. 22 miles

Tiverton c. 14 miles

Tiverton Parkway Station c. 8 miles

Exeter Airport c.16 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

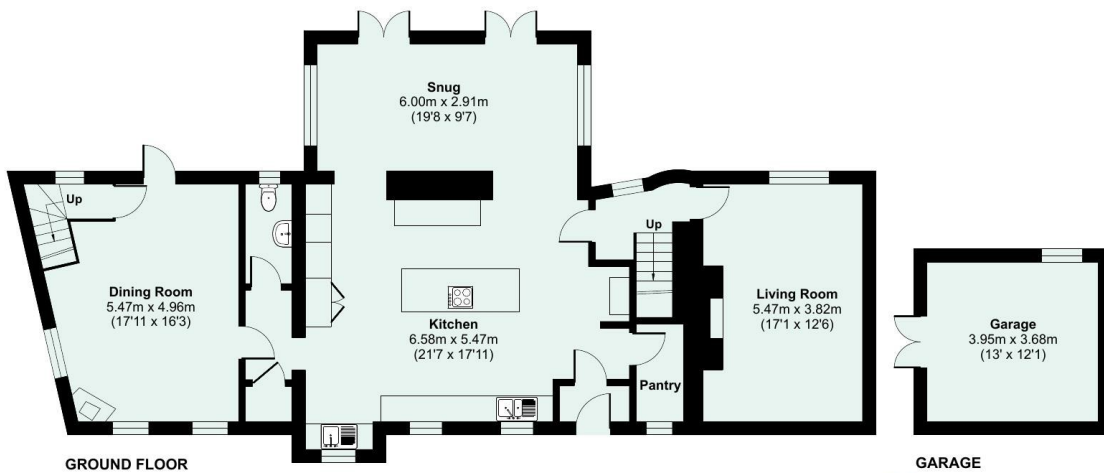
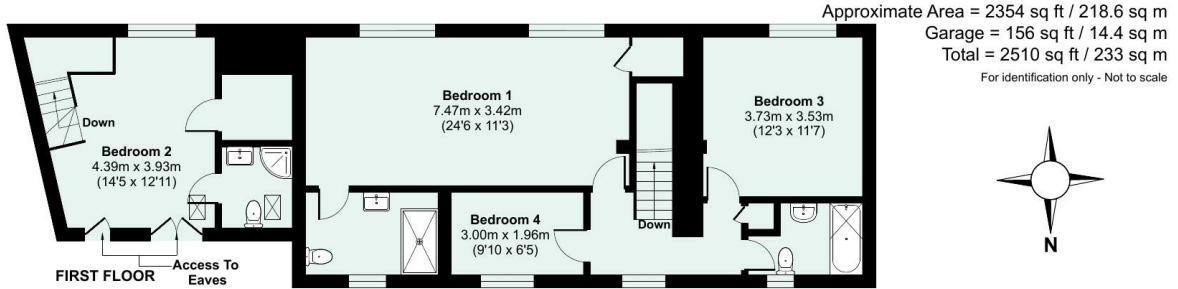
Viewings

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

EPC Rating:

E

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 76 |
| (55-68) D | | | |
| (39-54) E | | 43 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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: 1437362

