



STAGS

Church Cottage, Blackborough, Cullompton, Devon, EX15 2HP

A superb opportunity in a beautiful location with views.

M5 (J28)/Cullompton 6 miles - Tiverton 16 miles - Exeter 20 miles

• Great Potential • Lovely Views • Pretty Gardens • 2 Bedrooms • For Improvement • 0.75 Acres • Sale By Private Treaty • No Onward Chain •

Guide price £240,000

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SITUATION

Church Cottage is located on the edge of the peaceful village of Blackborough. The larger village of Kentisbeare is approximately a mile and a half away, and has a popular public house, church, primary school and post office store. The market town of Honiton, a short drive over the Blackdown Hills, has supermarkets, banks and a main line station on the London Waterloo line. Tiverton and Taunton to the west and north have stations on the London Paddington line and Exeter and Taunton are within easy reach via the M5 at Cullompton Junction 28.

Cullompton also has supermarkets and a 24 hour garage. Blackborough sits within the Uffculme School catchment area plus there are a variety of independent and state schools in the area with a school bus service. There is also a Forest School nearby for those who enjoy outdoor/ecological pursuits. Church Cottage is located in the Blackdown Hills Area of Outstanding Natural Beauty and there are a variety of footpaths immediately accessible to take advantage of the stunning views and delightful countryside.

DESCRIPTION

Perfect for improvement, Church Cottage presents a fantastic opportunity to create a wonderful family home, with large gardens and panoramic views. The main attraction for the cottage is its position and the outside space which includes a paddock extending to 0.75 acres.

ACCOMMODATION

Stone PORCH with built-in seat and windows to the front and side. Door leads through to the LIVING ROOM with fireplace inset with log burning stove and mantle over. Double glazed windows to the front and side of the property. Up two steps to door leading through to stairs and door into COTTAGE STYLE KITCHEN with a single bowl stainless steel sink unit with cupboards and drawer under, understairs storage cupboard, double glazed window with garden view and door leading out to the front of the property. The downstairs BATHROOM is accessed by a door from the kitchen and comprises of a pedestal wash hand basin, panelled bath and airing cupboard with slatted shelves and a HYCO electric water heater. Another door leads into the WC with low level WC and obscure window to the rear. All windows have generous inside sills due to the thick stone walls and wonderful views can be enjoyed from the dual aspect



living room and bedroom above.

The first floor comprises of two bedrooms, one of which is a through room. BEDROOM ONE has windows to the front and side enjoying views from Exmoor and the Quantocks, and also incorporates the chimney breast. BEDROOM TWO is a spacious room, with a window to the front and a step down to bedroom one.

OUTSIDE

The property is approached from the country lane, where a pedestrian gate gives access to the cottage. There is a stone built shed near the cottage. A vehicular access gate gives access to a number of sheds/stores. The far end of the garden area is bordered by a hedge of mature trees on the other side of which is a separate paddock and adjoining spinney.

There are large gardens primarily laid to lawn and interspersed with trees and shrubs which for many years included very productive fruit and vegetable plots making use of the well-draining soil. It is bordered by mature trees and woodland and hedging. Greenhouse and part stone-built shed adjacent to the cottage.

VIEWINGS

Strictly by prior appointment through the agents, Stags, on 01884 235705.

DIRECTIONS

From Junction 28 of the M5 motorway continue in an easterly direction along Honiton Road A373. Continue for about 2 miles and turn left at Post Cross, signposted Kentisbeare and Blackborough. After approximately 1 mile and shortly before descending into the village fork right, signposted Blackborough and right again. Continue in to the village of Blackborough and at the T junction, just past Blackborough village hall, turn left and continue past the Church yard bearing right signposted to Bodmiscombe. Church Cottage is the first property on the right hand side.

AGENTS' NOTE

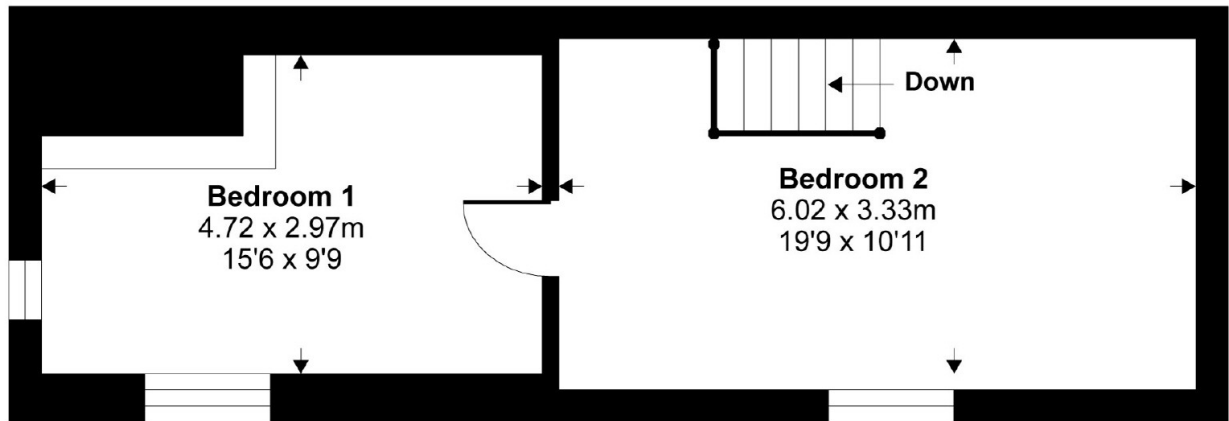
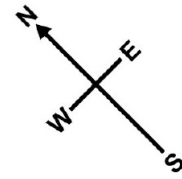
Japanese Knotweed has been found at the property, and a management plan is in place, and can be obtained from the office on request.

SERVICES

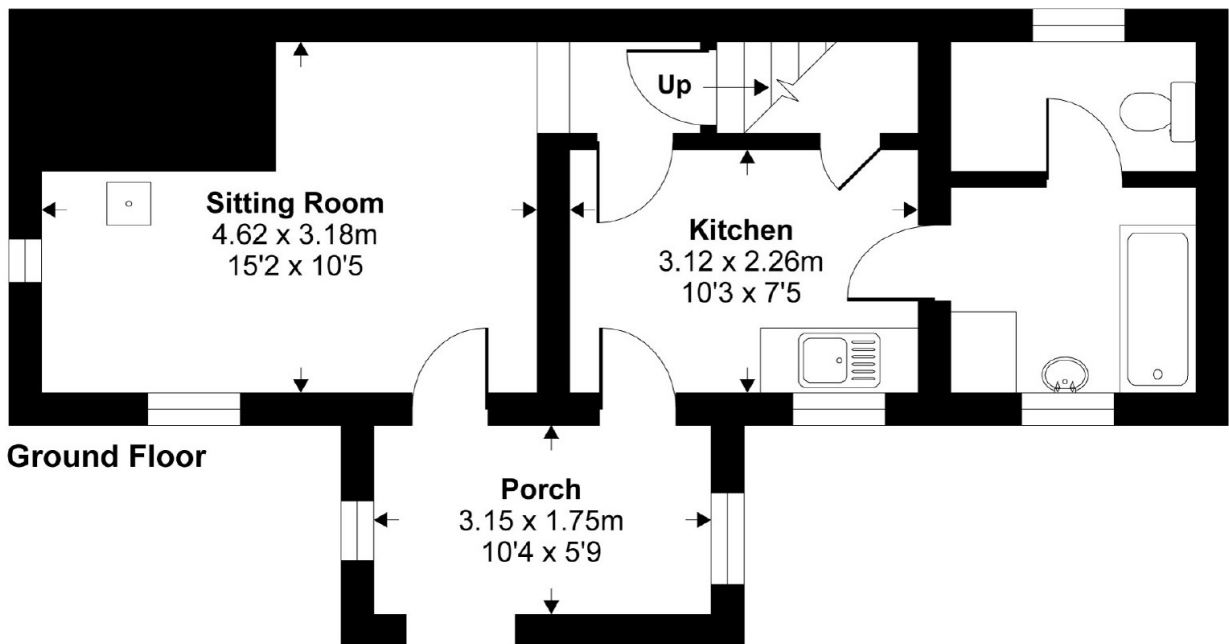
Mains electricity and water, private drainage.



Approx. Gross Internal Floor Area
65.6 Sq Metres 706 Sq Ft



First Floor



Ground Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales		42	1
		EU Directive 2002/91/EC	