



Weatherby



Cullompton & J28 M5 5 miles; Exeter 19 miles; Honiton & Station 8 miles; Taunton 17 miles; Tiverton Parkway Station 9 miles; Exeter International Airport 18 miles

A wonderfully positioned and versatile family home with stunning countryside views, enclosed gardens and off-street parking

- Uffculme School catchment
- 3 double bedrooms
- Single bedroom / study
- Open plan living areas
- Modern extension with balcony
- Generous size gardens
- Stunning countryside views
- Off-street parking

Offers In Excess Of
£400,000



SITUATION

The small village of Blackborough is situated in an elevated position adjoining many acres of wood and common land which has various bridle and footpaths. The village has a community feel with its clubs and societies and is situated 3 miles east of Cullompton and 7 miles from the market town of Honiton which provides an extensive range of services. Exeter is about 17 miles to the west, whilst the coast at Sidmouth is about 20 miles to the south. Nearby the property is surrounded with fantastic schooling options including the very well regarded and Ofsted outstanding Uffculme school with a school bus pick up service conveniently close to the property.

DESCRIPTION

Weatherby is a delightful end of terrace home situated in an Area of Outstanding Natural Beauty. The property has stunning views across rolling countryside which can be appreciated from various rooms in the property as well as from the gardens. The property would make the perfect family home and comprises open plan sitting room into kitchen / dining room, balcony area, family bathroom, 3 bedrooms on the first floor, 4th bedroom with en-suite and utility area on lower ground floor.

ACCOMMODATION

Front door leads into a small entrance hallway with stairs to the first floor and door leading into sitting room. The sitting room is bright and spacious with plentiful light filling the room. There are two fireplaces, one in current use with a modern log burner and red bricked surrounds. The family bathroom is situated on the ground floor and has been modernised to a lovely standard. 3-piece suite with w/c, wash basin, bath and shower above. Tiled wall and floors and storage cupboard. The kitchen / dining room is a delightful and bright room with amazing floor to ceiling windows and patio

doors leading onto the balcony. There is an array of base and wall units in a white finish topped with wooden worktops. Space for a double Rangemaster cooker with induction hob and extractor hood above, dishwasher and stand-alone double fridge freezer. Spotlights and tasteful tiled splashback.

To the first floor there are two double bedrooms and one single bedroom. The double bedrooms both have feature fireplaces with the master bedroom also benefiting from built in wardrobes. Each bedroom has large windows with lovely aspects and beautiful countryside views.

The lower ground floor level is easily accessed from the side or the sitting room and offers versatile accommodation. Currently arranged as a utility room, double bedroom and en-suite shower room. This section could also quite easily be converted or used as an annex or holiday let (subject to necessary consents).

OUTSIDE

To the rear of the property there is a paved patio area which is perfectly positioned to enjoy outdoor relaxation and al fresco dining. The rest of the garden is mainly laid to lawn with mature shrubs and established flower beds. There is a large wood store and four further large storage sheds. To the far end is an enclosed chicken run and to the far side is an enclosed vegetable patch. The garden is perfectly sized and landscaped to be enjoyed for relaxation, play and to live a self-sufficient lifestyle.

SERVICES

Mains water and electricity. Shared private drainage. Oil fired central heating. Super-fast broadband.

DIRECTIONS

Continue in to the village of Blackborough where at the T junction, just past Blackborough village hall, the property can be found on your right.



Approximate Area = 1170 sq ft / 109 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Stags. REF: 719660.

These particulars are a guide only and should not be relied upon for any purpose.

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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			
(49-54) E			
(41-48) F			
(35-40) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



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