



Willus Cottage



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Langford, Cullompton, EX15 1SF

M5 Junction 28/ Cullompton 4 Miles | Exeter 9 Miles | Tiverton Parkway Station 9 Miles

A beautiful Grade II listed three-bedroom semi-detached family home set in a rural position in the popular hamlet of Langford. Offered to the market with no onward chain.

- Charming Grade II Listed Cottage
- Character Features Throughout
- Kitchen/Dining Room
- Large Stone Fireplace with Wood Burner
- Council Tax Band D
- No Onward Chain
- Principle Bedroom with En Suite
- Beautiful Countryside Location
- Driveway Parking and Garage
- Freehold

Guide Price £400,000

DESCRIPTION

Set in the popular hamlet of Langford, this stunning Grade II Listed property is brimming with character features throughout, including a large stone fireplace with wood burner, exposed beams and a spiral staircase as just some examples. Downstairs, the property benefits from a large yet cosy, dual-aspect, sitting room, whilst to the rear the property has been sympathetically extended by previous owners giving a large kitchen/ dining room with access to the rear garden, utility room and separate cloakroom.

The spiral staircase leads up to the first floor landing off which are three large bedrooms. As part of the extension, the large principle bedroom, with ensuite, offers built in wardrobes, views to the rear over the surrounding countryside. The remaining two bedrooms are both generously sized doubles with built in storage. The family bathroom comprise of bath with shower over, wash basin and WC.

Outside, the property benefits from a garage and driveway parking. The garden at the front and rear of the property are both well maintained, laid to lawn with a summerhouse, mature plants and shrubbery.

SERVICES

Mains electricity and water. Shared private drainage via septic tank, this system is not compliant within the general binding rules. Oil Fired Central Heating.
Ofcom predicted broadband services – Standard broadband available.
Ofcom predicted mobile coverage: External (variable) - EE, Three, O2 and Vodafone.
Local Authority: Mid Devon Council.

DIRECTIONS

From the M5 Junction 28, proceed into Cullompton on the B3181. At the traffic lights, turn left onto the High Street, remaining on the B3181, southbound. Remain on this road and upon reaching the roundabout take the first exit onto Exeter Road/ B1381. Continue south for 1.5 miles and at the Merry Harriers pub, turn left signposted Langford/ Clyst Hydon. Follow this road for 0.9 miles and turn right signposted Langford, follow this road up and the cottage can be found on the right.





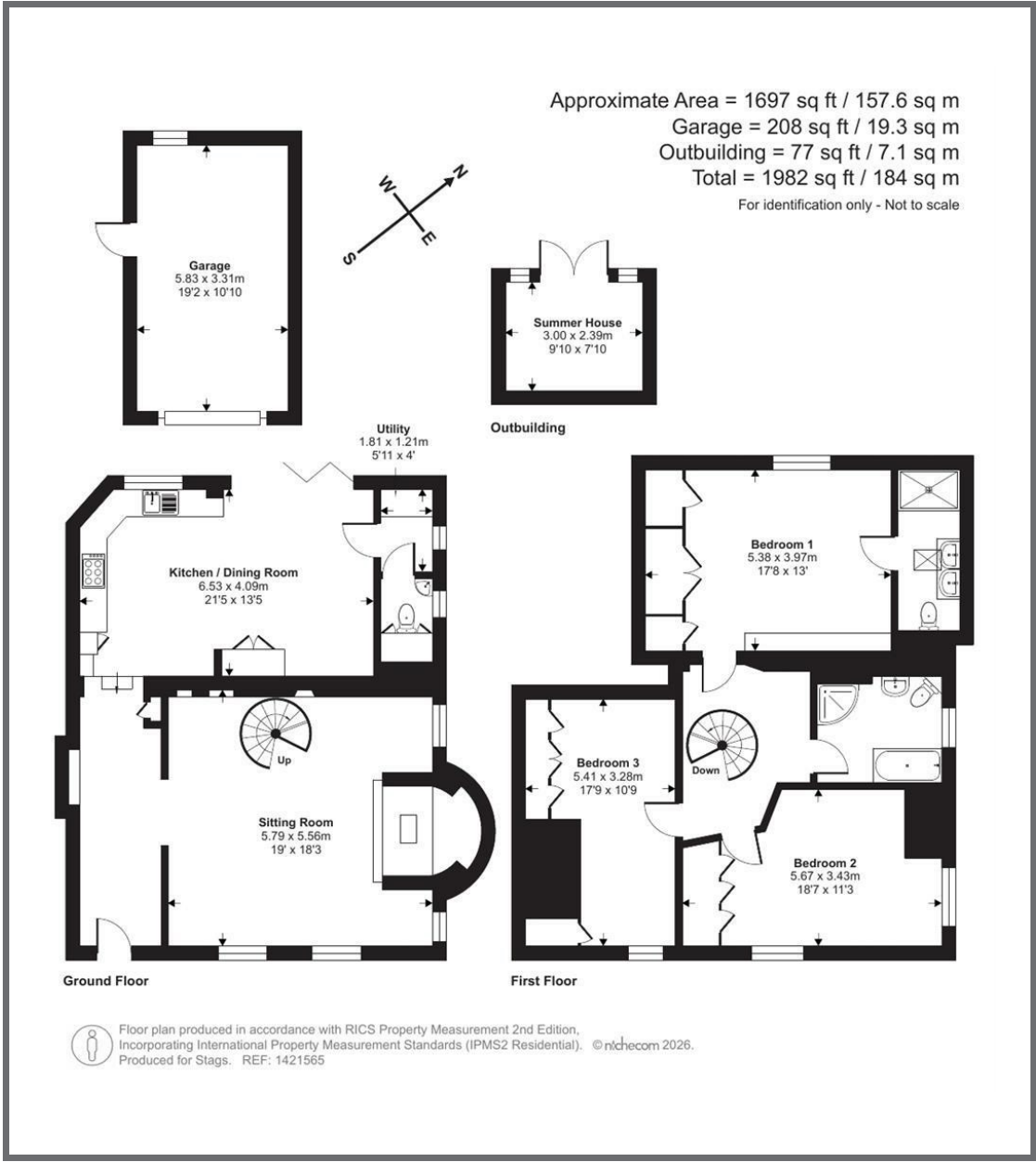
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(31-40) G		
Not energy efficient - higher running costs		
	56	69
England & Wales		
EU Directive 2002/91/EC		

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