Guide Price £275,000

seddons

Pines Corner Culmstock, Cullompton, EX15 3JX

- 4 bedrooms, two with built in wardrobes
- Kitchen/dining room, fitted in oak
- Family bath/shower room
- Enclosed, part walled garden
- Parking area
- Sitting room with wood burner
- Downstairs cloakroom and utility room
- uPVC double glazing, electric heating
- Large, detached garden area
- Distant views over countryside

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Pines Corner Culmstock, Cullompton EX15 3JX

Watch the Video Tour

A traditional, period, semi-detached cottage requiring some updating, lying in a convenient location on the outskirts of Culmstock. With a large, detached garden, perfect for country living, some hens and fruit and vegetable production.

4 | 1 | 1 | E | Council Tax Band: D

Pines Corner is named after the distinct Scot's pine trees in front of it and has a pretty honeysuckle arch and path leading to the front door. The original cottage is believed to date back around 300 years and was significantly extended around 1985 to provide extra bedrooms, living space and an enclosed, walled garden for a growing family. The cottage offers very comfortable, much loved accommodation which has recently had a new roof and additional insulation to the original part, improving the warmth of the stone and cob walls, and with a wood burner in the sitting room is very cosy in the winter, yet nice and cool in the hot summer months.
The kitchen is the social hub of the accommodation and is fitted in an original oak style with ample cupboard storage, work surface, an integrated double oven with ceramic hob and extractor hood over, and space for appliances. There is also space for a large dining table and chairs and from the kitchen, the utility room, with cloakroom to one side, leads to the rear garden.
Upstairs, there are four bedrooms, two doubles with fitted wardrobes and two singles, one of which is used as a TV room but would also make a useful home office. The family bathroom has a separate bath and shower cubicle and whilst functional, is ready to be modernised to taste.
Adjoining the cottage, there is a walled garden, laid to lawn, with a gate leading out to the road and side access. A short step from the cottage, across the road, there is an area of detached garden, approximately 0.1 acres, which has been used principally for vegetable and soft fruit production over the years and has some sheds which require repair or replacement.
Opposite the cottage, there is a parking area, see Agent's notes below.
Services: Mains water and electricity. Private treatment plant drainage.
Tenure: Freehold.
Council Tax: Band D

Local Authority - Mid Devon District Council
Agent's notes: The owners have historic permission to park two cars on land opposite the cottage, but this land is not owned by Pines Corner. Seddons can provide more detail on this, which should be confirmed by any prospective purchaser's solicitor.
The detached garden across the road has the modern, underground treatment plant for the cottage within its bounds, and also the neighbour's septic tank.
Pines Corner lies a third of a mile from the village of Culmstock, on the road to Hemyock, in the Culm Valley, beneath the Blackdown Hills, which is designated as an Area of Outstanding Natural Beauty and renowned for country walks along the River Culm, horse riding, mountain biking and challenging road cycling. The village has a great sense of community typified by the thriving local amenities including The Strand Stores cafe, deli and shop, Culmstock Cricket Club, a recreation field and children's play park, the popular 'Culm Valley Inn' and the primary school, which feeds into nearby Uffculme School, Ofsted rated 'Good' or 'Outstanding' in the four assessed categories.

The M5 is quickly accessible, ideal for commuting from this tranquil village location to Exeter, Taunton and London and Tiverton Parkway Station at Sampford Peverell offers regular services to London Paddington, in 2 hours.

Exeter c. 22 miles
Junction 27 M5 c. 6 miles
Tiverton Parkway Station c. 7 miles
Junction 28 M5/Cullompton c. 10 miles
Wellington c. 7 miles
Taunton c. 16 miles

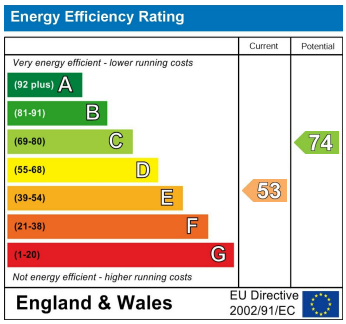
Please see the floor plan for the dimensions. The internal photos have been taken with a wide-angle lens to show more of the rooms.

Directions

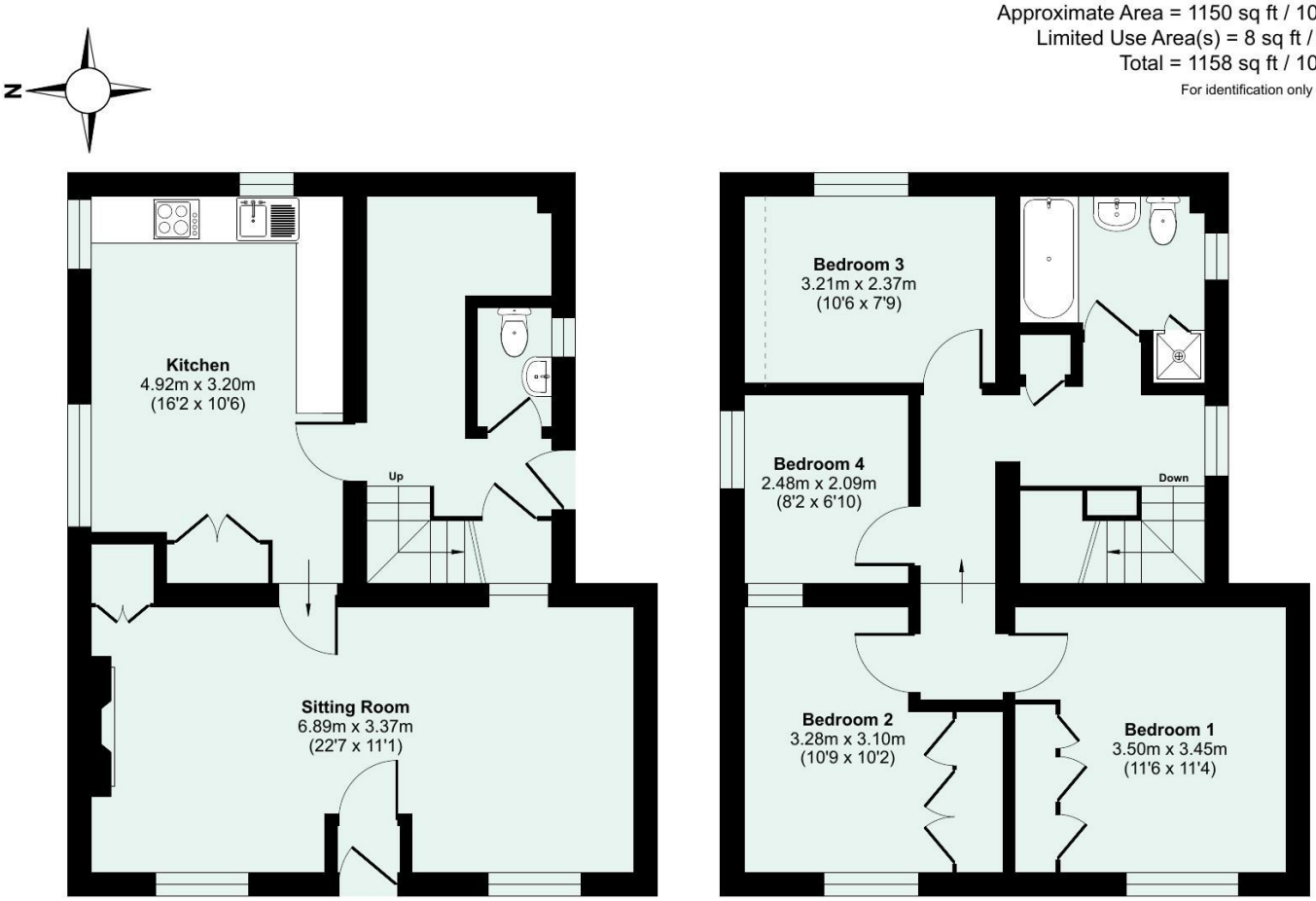
Viewings

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

EPC Rating:



Approximate Area = 1150 sq ft / 106.8 sq m
Limited Use Area(s) = 8 sq ft / 0.7 sq m
Total = 1158 sq ft / 107.5 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Seddon Estate Agents LLP. REF: 1439385

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