

Wisteria Cottage, Fore Street
Kentisbeare, Cullompton, EX15 2AE

£450,000
Asking Price



 5  3  2 **EPC F**





- Period, semi-detached property
- 5 bedrooms, large principal bedroom
- 2 generous reception rooms
- Wood burner and Rayburn
- Kitchen, requiring updating, and pantry
- Downstairs shower room and WC
- Playroom and sun room/office
- Family bathroom with white Victorian style suite
- Lawn garden with shed/workshop and greenhouse
- On street parking to the fore
- Good village amenities



Would you like to have a look?

Contact our Cullompton office

01884 32100

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Watch the Video Tour

Enjoy village life in this spacious family accommodation with five bedrooms, a short step from the primary school and centre of the popular village of Kentisbeare.



The Property

Wisteria Cottage is a classic period property, lying towards the edge of the village, with quiet country lane and footpath walks from the doorstep. The house is believed to have been built in the mid 1800's and retains its charm with large reception rooms either side of the entrance hall, original doors, beams and classic wood features, as well as some more recently installed oak flooring. The comfort and cosy atmosphere, with oil fired central heating, is enhanced by the wood burner in the sitting room and the oil fired Rayburn in the dining room, providing a lovely background warmth and ideal for slow cooking winter stews and rice puddings!

The kitchen has a wonderful walk-in pantry for stores to one side and the window overlooks the rear garden, with a glazed door giving access. The kitchen units have been well used over the years and are dated, perhaps giving a great opportunity to extend or move the kitchen into the neighbouring dining room. This large room currently houses the sizeable family dining table and is great for entertaining.

Adjoining the sitting room, there is a handy playroom, also giving access to the sun room and current home office, which requires refurbishment with remedial work. From the entrance hallway, there is a very useful downstairs shower room, saving a queue for the bathroom before work and school in the morning.

Upstairs, there are five bedrooms, with scope for one to be used as a home office if required, and the family bathroom, fitted with a Victorian style white suite with a freestanding, claw foot bath. The principal bedroom is particularly spacious and there are two small doubles and two single rooms.

On approach, there is parking on the village lane to the front of Wisteria Cottage. A lane to the right gives access via a side gate to the rear garden, which is principally lawn with some established shrubs and trees and ideal for children to play. From the kitchen, there is a paved patio, ideal for summer barbecues and entertaining and to one side, there are brick built stores and a larger shed or workshop, currently used as a gym. There is a pleasant outlook over the River Ken from the end of the garden.

Agent's notes: Wisteria Cottage is principally built of stone, with some cob, externally rendered under a largely slate roof, with some clay tiles on the single storey part to the rear.

Our client informs us the broadband speed is strong at the property.



Kentisbeare has a full range of local amenities, all within a short walk of Wisteria Cottage. These include the popular primary school, opposite, which is a feeder school for the Ofsted rated, 'Outstanding', Uffculme School, a post office/store, local pub, the 'Wyndham Arms', church and village hall.

The M5 motorway, Exeter, Honiton and Taunton all lie within easy reach and the stations at Honiton and Tiverton Parkway have regular services to London Paddington (2 hours) and London Waterloo (3 hours).

Utilities Mains water, electricity and drainage. Private oil tank for Rayburn and central heating boiler.

Tenure Freehold

Council Tax
Band E - Local Authority: Mid Devon District Council

Directions

Use sat nav and having passed the primary school on the left, Wisteria Cottage is on the right.

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.

Energy Performance Certificate (EPC)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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Mortgage required?

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