



The Old Post Office, Culmstock, Devon

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**STRUTT
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The Old Post Office, Culmstock, Cullompton, Devon EX15 3JA

A charming family home offering flexible accommodation, set in the sought-after village of Culmstock with exceptional views over the Blackdown Hills AONB

M5 (Jct 27) 5.5 miles, Tiverton Parkway 7.3 miles (London Paddington just under 2 hours), Cullompton 7.6 miles, Tiverton 11.5 miles, Exeter Airport 19 miles, Exeter 23 miles

Drawing room | Sitting room | Office | Dining room | Kitchen | Pantry | Utility/cloakroom | Kitchenette | Principal bedroom with en suite bathroom | Four further bedrooms | Games room/bedroom 6 | Family bathroom | Shower room | Store | Garden | EPC rating F

The property

The Old Post Office is a characterful five/six-bedroom family home providing substantial and flexible accommodation suiting various configurations, including the potential for use as two separate dwellings with a commercial unit. The property enjoys a well-maintained garden to the rear with stunning views across the Culm River and valley.

A welcoming entrance hall leads through to the property's ground floor reception rooms which includes a well-proportioned drawing room and an adjacent sitting room both with feature fireplaces. Adjoining the sitting room is a large office space which features exposed beams overhead and an exposed stone wall. The office has its own entrance and provides an excellent opportunity for commercial usage or could easily be converted into additional reception space if required. To the rear there is a fully equipped kitchen with a butler sink and modern integrated appliances and an

adjoining formal dining room with a bay window allowing for plenty of natural light. The ground floor accommodation is completed by a useful cloakroom/utility.

On the first floor there is a family bathroom and four double bedrooms including the principal bedroom which benefits from an en suite with a bath and a separate shower unit. The first floor also provides a spacious additional fully-equipped kitchen and dining area and a shower room which could provide self-contained annexe accommodation. The second floor has one further double bedroom and a games room, which could be used as a further bedroom if required.

Outside

The well-maintained rear garden includes paved terracing across the back of the house, an area of level lawn, mature specimen trees and well-stocked border beds with a wealth of established shrubs. At the end of the garden there is a further patio area taking full advantage of the exceptional views over the valley towards Culmstock Beacon. There is also a useful store that is accessed from the garden providing a variety of uses. At the front of the property there is a tarmac driveway with parking space for several vehicles.

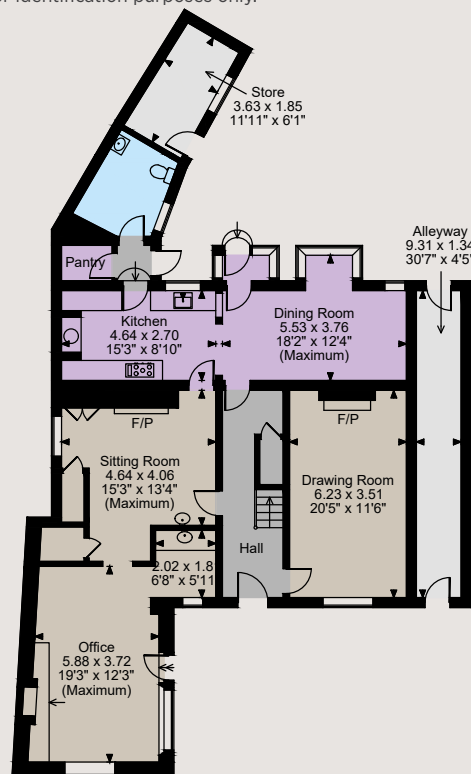
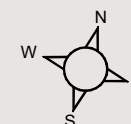
Location

The property is set in the desirable Mid Devon village of Culmstock, on the fringes of the Blackdown Hills Area of Outstanding Natural Beauty. For those who enjoy outdoor pursuits, the property is perfectly situated with an abundance of walking, cycling routes and bridleways to explore. Culmstock has several everyday amenities, including a village hall, a primary school and a popular local pub while Cullompton and Tiverton are both within easy reach providing supermarkets and a wide selection of shops, cafés, restaurants and leisure facilities.

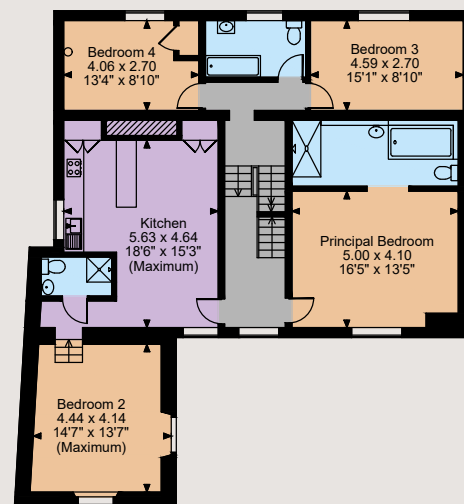




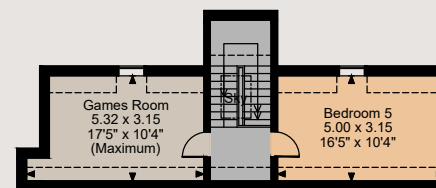
Floorplans
House internal area 3,120 sq ft (290 sq m)
Store internal area 74 sq ft (7 sq m)
Total internal area 3,194 sq ft (297 sq m)
For identification purposes only.



Ground Floor



First Floor



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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There are excellent state and private schools in the area including Wellington, Millfield, Blundells (for which the property is within the discounted 'local fees' area), Queen's College, Taunton School, King's College and King's Hall. It also benefits from being in the catchment area for Uffculme School (Ofsted rated outstanding). Communication links are excellent. The M5 motorway can be joined at Junction 26 at Wellington for Bristol and London, or Junction 27 at Tiverton for Exeter and Cornwall. There are regular rail services from Tiverton Parkway to London Paddington (taking less than two hours) and both Exeter and Bristol airports offer a good number of domestic and European flights.

Directions

What3Words///dragon.punters.sting brings you to the property's driveway.

General

Local Authority: Mid Devon Council

Services: Mains electricity, water and drainage.

Council Tax: Band C

Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Tenure: Freehold

Guide Price: £695,000

Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

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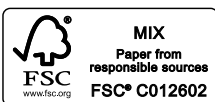
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