



Heathfield, Burlescombe, Devon







An extended, period cottage overlooking attractive countryside and set in a gorgeous location.

Summary of accommodation

Porch | Hall | Living room | Dining room | Study | Sitting room | Kitchen | Pantry | Utility room | Cloakroom | Integral double garage | Rear porch

Landing | Principal bedroom with en suite bathroom | Guest bedroom with en suite bath and shower room | Three further double bedrooms
Family bathroom

Parking | Garden | Double garage

Distances

Culmstock 2 miles, Uffculme 2.5 miles, Junction 27 M5 3 miles, Tiverton Parkway station 4.5 miles (Paddington 1 hour 54 minutes)

Cullompton 7.5 miles (Exeter Central 23 minutes), Honiton/A30 14 miles (Waterloo 2 hours 54 minutes), Tiverton 10 miles (Blundells School)

Exeter Airport 19 miles (London City Airport 1 hour), Exeter city centre 21 miles

(All distances and times are approximate)



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Location

Heathfield is situated off a country lane in an open country setting within the Blackdown Hills AONB, about two miles from the village of Culmstock, which has a medieval parish church, café/store, pub and primary school (Ofsted rated Good). Neighbouring Uffculme has additional local amenities including a post office/village store plus other shops, a library and two schools, of which the secondary school is Ofsted rated Outstanding.

The nearby town of Cullompton is handy too with a Tesco Superstore and a selection of local shops and businesses including GP, dental and veterinary surgeries.

Local transport links are extremely good with the M5 only 5 minutes away and a regular train service running between Exeter and Cullompton. You can reach Tiverton Parkway in less than 10 minutes and Honiton station is also very close. Both of which offer regular train services to Paddington and Waterloo respectively. Exeter International Airport is also just a 25 minute drive away.

The local area also offers a wide choice of schools both from the independent and state sectors including Exeter School, The Maynard and Exeter Cathedral School, which are all in Exeter itself, along with Blundell's School in Tiverton.

Heathfield

Thought to date back to the early part of the 19th century and unlisted, Heathfield has a lovely setting off a narrow country lane with views across a swathe of charming Devon countryside. Starting life as a much smaller cottage, Heathfield has been extended and improved over the years, with two large, sympathetic extensions added most recently to provide over 3,000 sq ft of living space today. The exterior walls are protected with painted render under a traditional, Welsh slate roof, with the leading edge of the roof broken by attractive dormer windows.

The rear of the house faces almost due south and the layout is configured so that the maximum number of rooms can take full advantage of the available natural light and the view. This means that all four reception rooms and





four of the house's five bedrooms are filled with light and look out across countryside that has changed little over the last four hundred years. This is particularly applicable in the most recent extension where the large living room on the ground floor and the principal bedroom above it both have tall, wide windows on three sides taking in a full 180° sweep from early morning through to late evening.

The living room and adjacent dining room together form a wonderful, south and west-facing space for entertaining at one end of the house. At the other end the kitchen and adjacent sitting room provide a cosier, family-centric hub on cold winter evenings and when the British weather is at its most unfriendly. The kitchen has good views too with windows on two sides looking out onto farmland. It is fitted with a range of base and wall units under melamine work surfaces and built-in electric appliances.

Upstairs off the part-galleried and centrally positioned landing are five double bedrooms. The principal bedroom and adjacent guest bedroom both have their own en suite bathrooms, with the three remaining bedrooms sharing the family bathroom.

Outbuildings, garden and grounds

Heathfield is set back from the passing lane with a tarmac parking area extending along much of the front of the house. This has space for a handful of cars and the house's integral, double garage opens directly onto it.

The garden wraps around three sides of the house and is designed to require minimal maintenance with a paving extending around one end of the house passing the kitchen and behind it to provide a wonderful outside space for seating and dining in fine weather. The paving then gives way to lawn bound by mature hedging, which provides both privacy from neighbouring properties and a stock-proof barrier for livestock.

Services

Mains water and electricity. Private drainage (septic tank). Oil-fired central heating.



Directions (Postcode: EX16 7JZ)

What3Words: tweezers.guesswork.power

From Junction 27 on the M5, exit the roundabout onto the A38, signed to Wellington. Follow the A38 for half a mile to the roundabout at Waterloo Cross. Take the first exit staying on the A38. Continue for two and a quarter miles and then turn right, signed to Spiceland Quaker Meeting House. After about 400 yards turn left. The property will be found on the right after about 50 yards.

Property information

Tenure: Freehold

Local Authority: Mid Devon District Council (www.middevon.gov.uk).

Council Tax: BandG

EPC Rating: E



**Approximate Gross
Internal Floor Area**

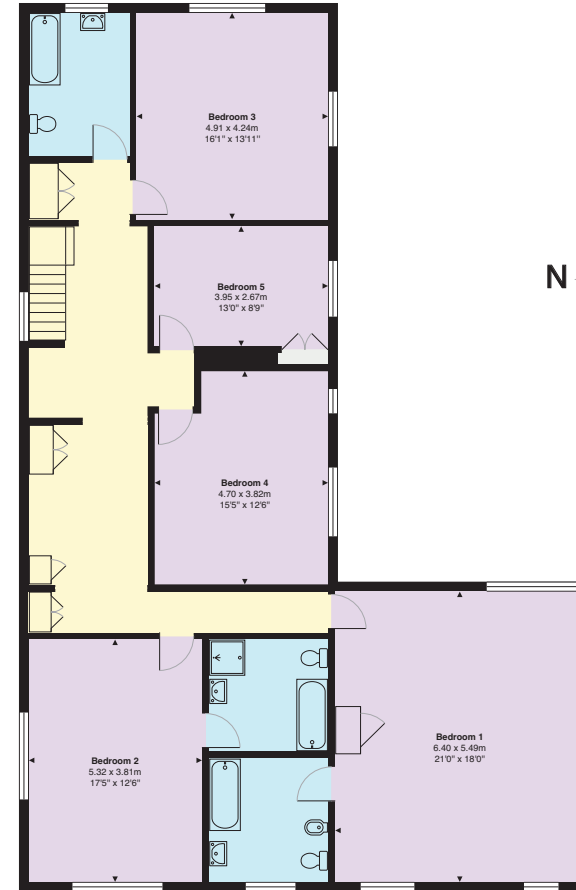
3169 sq ft / 294.4 sq m
Garages = 568 sq ft / 52.7 sq m
Stable = 148 sq ft / 13.7 sq m
Total = 3885 sq ft / 360.8 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

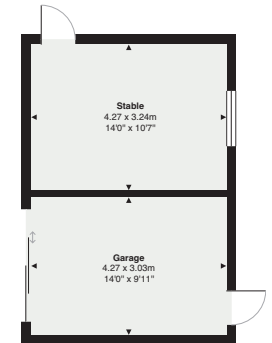
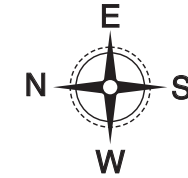
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor



Outbuilding



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated May 2024.

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