


Randa Plymtree, Cullompton, EX15 2LB

Guide price £500,000

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- Grade 2 Listed Cottage
- Dual Aspect Fireplace
- Modernised Downstairs Bathroom With Bath And Shower
- Approx 0.3 Acre Of Garden
- New Thatch In 2020
- Open Plan Living/Dining Room
- Modern Re Fitted Kitchen With High End Appliances
- Two Bedrooms
- Double Garage And Store
- Modernised To A Very High Standard



This charming Grade II listed cottage has been sympathetically maintained to create a comfortable and characterful home. The property offers two double bedrooms, a beautifully refurbished kitchen and bathroom, and a series of welcoming reception spaces centred around a double-sided wood burner. Outside, the cottage is surrounded by approximately 0.3 acres of carefully tended gardens and benefits from a double garage, workshop and off-street parking. Located on the outskirts of the popular village of Plymtree, the property enjoys immediate access to the surrounding countryside whilst remaining close to village amenities. Exeter, the M5, Exeter Airport and rail services from Feniton, Honiton and Tiverton Parkway are all within easy reach, making this a special family home that combines rural living with excellent accessibility.

### Walk Through

The cottage immediately gives a sense of its age and history, with original beams, exposed stonework and period features appearing throughout. The current owners have carefully restored and maintained the property, creating a home that exudes heritage whilst providing comfortable modern living.

The front door opens into the main reception space, where the dining room and living room sit openly connected to one another. At the centre of these rooms is a striking dual aspect fireplace containing a wood-burning stove. Acting as a real heart to the home, this creates a wonderful, warm and welcoming atmosphere which can be enjoyed from both living spaces. From here separate doors open from the dining room into the Kitchen and the family bathroom, whilst stairs lead up from the living room to the first floor with its two bedrooms.

Downstairs, the living room provides plenty of space for two double-seat sofas and considerable additional furniture whilst the adjoining dining area offers ample room for family meals and entertaining. Both rooms benefit from characterful heritage features such as timber lintels and exposed beams and stonework.

To the left of the property from the entrance, a modern fitted kitchen is located just off the dining room. This kitchen was replaced in 2018 and has been thoughtfully designed to maximise both storage and practicality. Fitted with attractive white units beneath grey granite work surfaces, it incorporates a range of integrated appliances including a Quooker boiling water tap, Neff dishwasher, two Neff ovens, one of which is a slide and hide, an induction hob with extractor and a drawer-style integrated fridge. The tiled flooring offers underfloor heating and there is a kickboard fan heater, attractive lighting and a skylight. This all contribute to making this a bright and practical room.

The downstairs bathroom is striking. Refurbished in



2019 it is particularly spacious and well appointed. It features a freestanding claw-foot Victorian-style bath, a separate shower cubicle, a vanity unit, heated towel-rail and WC, together with further storage. Like the kitchen it benefits from underfloor heating.

Taking the wooden staircase from the living room opens onto a landing that connects the property's two double bedrooms. Both continue the rural charm of the floor below with exposed beams and original floorboards acting as character features. The principal bedroom benefits from fitted wardrobes. A large, insulated loft, complete with boarding and power, provides additional storage space.

Outside, the gardens are extensive, extending to approximately 0.3 acres and wrapping around the cottage. They have been carefully maintained and include extensive lawns, flower beds, mature shrubs, a variety of established trees and an area set to gravel with a wisteria pergola. A pond with running water and fish creates an attractive focal point, while several paved and gravelled seating areas provide opportunities to enjoy different parts of the garden throughout the day.

At the far end of the garden is a summer house, behind which are useful composting and bonfire areas. Closer to the cottage are a log store and garden shed.
Approached through an ornate iron gate, the property benefits from parking for two vehicles, leading to a substantial double garage. Adjoining this is a workshop incorporating a utility area with plumbing for a washing machine.

The property is connected to mains water and electricity and benefits from oil-fired central heating and a septic tank. The property benefits from recent updates with rewiring performed in 2018; the kitchen and bathroom updated in 2018/19; along with a new thatched roof. The house has recently been re-rendered using breathable lime render and paint completed in 2025

Also, a new boiler was installed in 2018.

The property is oil fired central heating, mains electric and water, sewage is a septic tank.

## Situation

The property enjoys a countryside setting on the outskirts of the popular East Devon village of Plymtree, approximately 0.6 miles from the village centre. Plymtree is a thriving community with a well-regarded primary school, community-run shop and post office,










public house, village hall, playground, recreation fields and tennis courts. The village is also home to a variety of clubs and organisations and hosts the annual Plymtree Country Fayre and Horse Show.

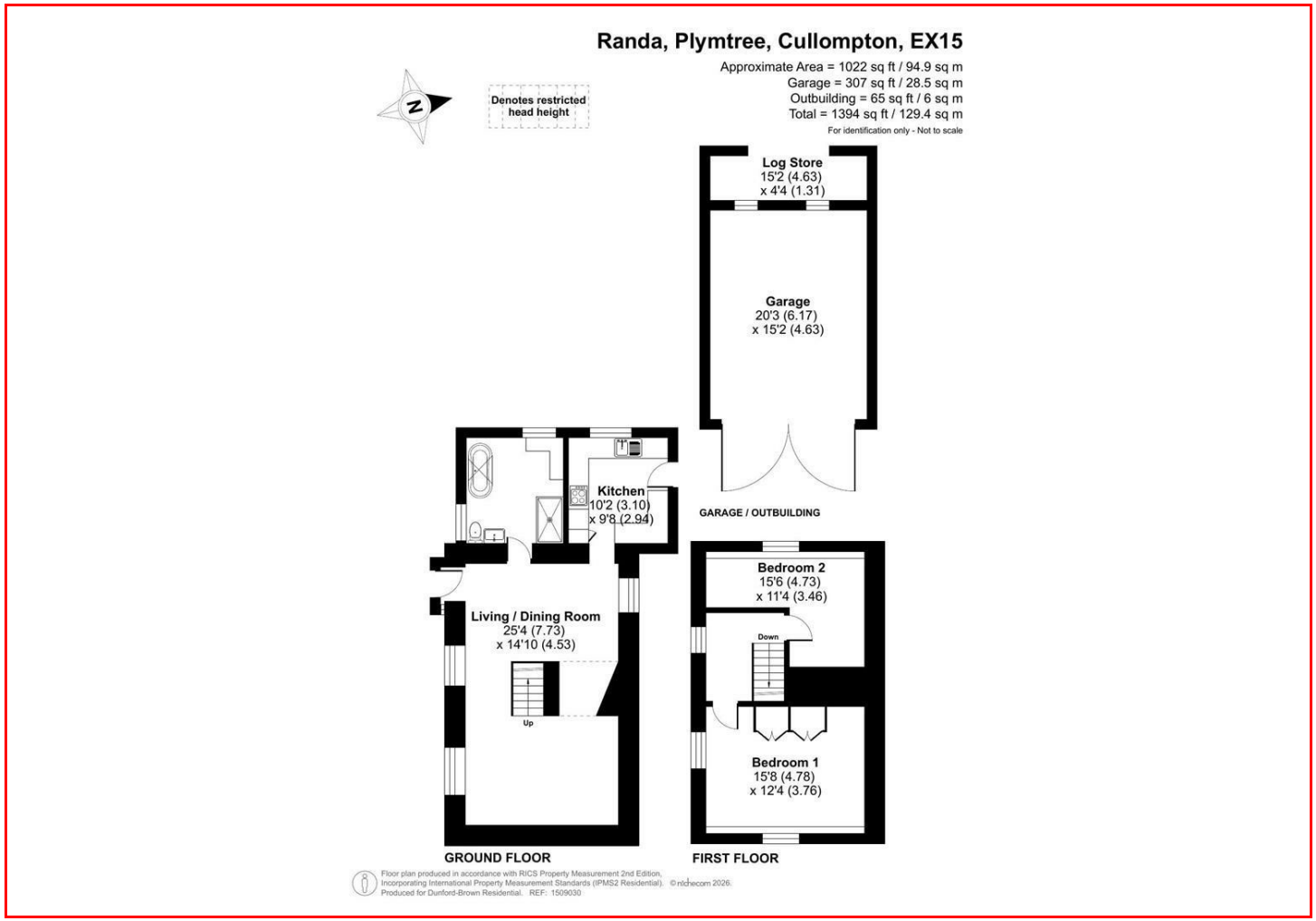
Beautiful walks through the surrounding countryside can be enjoyed directly from the property, while the nearby villages of Payhembury and Broadhembury provide further amenities and community activities.

Despite its rural setting, the property is particularly well connected. Cullompton and Junction 28 of the M5 are 4 miles away, while Honiton lies around 9 miles distant. Feniton and Honiton stations provide access to the Exeter–London Waterloo line, while Tiverton Parkway Station (approximately 10 miles) offers regular intercity services including direct trains to London Paddington.

The cathedral city of Exeter lies approximately 15 miles away and provides an extensive range of shopping, dining, cultural and leisure facilities. Exeter Airport is around 11 miles distant. Taunton, Somerset's county town, lies approximately 24 miles away.

The East Devon coastline (14m at Sidmouth), Blackdown Hills and wider Devon and Somerset countryside are all within easy reach, making the property well suited to those seeking a balance between rural living and accessibility.

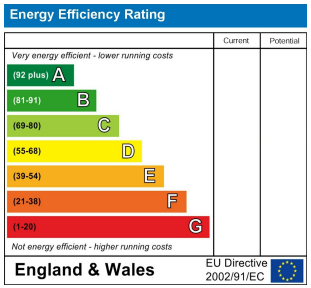
## Floor Plans

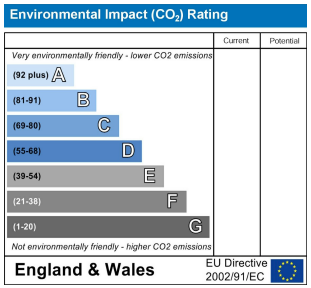



## Location Map




## Energy Performance Graph




## Viewing

Please contact our Dunford-Brown Residential Office on 01884 824 888
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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