



Fieldview House



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4 Farthings Rise, Plymtree, Cullompton, Devon, EX15 2JX

What3Words: ///threaded.enjoys.cared

Generous detached family home in large gardens backing on to fields

- Countryside Views
- Large kitchen/breakfast room
- Generous entrance hall
- Spacious lounge
- Double garage
- Beautiful private gardens
- Four double bedrooms
- Conservatory
- Freehold
- Council Tax Band G

Guide Price £695,000

SITUATION

A well maintained and spacious detached family home with large lovely gardens backing onto surrounding fields. The property is conveniently located in the centre of the village of Plymtree and within walking distance of the local primary school, village pub and community shop. Ideally situated for commuters, the village provides easy access to the M5 and nearby towns of Cullompton, Honiton and Exeter.

DESCRIPTION

The dual-aspect living room creates a bright and inviting space, featuring a wood-burning stove and opening into the conservatory. The kitchen/breakfast room is well-appointed with an induction hob, double oven, and space for a dishwasher. Adjoining the kitchen, a fitted utility room offers space for a washing machine and tumble dryer, with doors leading to the garden and the double garage. Completing the ground floor are a dining room, study, cloakroom, and a useful under-stairs cupboard.

Upstairs, there are four generous double bedrooms, each with built-in wardrobes. The main bedroom enjoys an en-suite shower room, while a family shower room, designed with space for a bath, serves the remaining bedrooms.

OUTSIDE

Outside there is a gated driveway with extensive parking for several cars along with a double garage with electric doors. The large west-facing rear garden contains well established shrub and flower borders and vegetable beds. There is a paved patio area, greenhouse and garden sheds.

SERVICES

Mains water and electric. Septic tank drainage. Oil fired central heating. Superfast broadband available. Mobile signal likely outside with all major networks. (Ofcom, 2025)





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	59	
(49-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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