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2 Tythe Barn Cottages

## 2 Tythe Barn Cottages, Culmstock, Cullompton, Devon, EX15 3HS



Wellington 6 miles | Tiverton 11.8 miles

A charming two/three bedroom cottage nestled on the fringe of the picturesque village of Culmstock.

- Two/Three Bedroom Cottage
- Kitchen & Dining Room
- Sitting Room
- Office/Bedroom 3
- Family Bathroom
- Rear Garden
- Garage
- No Onward Chain
- Council Tax Band C
- Freehold

Guide Price £325,000

### SITUATION

2 Tythe Barn Cottages is situated on the edge of the highly sought-after village of Culmstock. The village benefits from an excellent primary school, which feeds into the highly regarded Uffculme School, together with a range of everyday amenities including a public house/restaurant, church, and village shop with café. For a wider selection of services, the nearby village of Hemyock, approximately 2.5 miles away, offers a doctor's surgery and excellent sporting facilities, including tennis courts and a bowling green. The surrounding countryside provides an abundance of scenic footpaths and walks, with access to Culmstock Beacon. The property is also conveniently positioned for commuters, with easy access to Junction 27 of the M5 motorway and Tiverton Parkway railway station, offering regular mainline services to London Paddington.

### DESCRIPTION

A charming two/three bedroom cottage situated close to the Devon/Somerset border. The accommodation comprises a kitchen, office/bedroom 3, dining room, sitting room, two double bedrooms, and a family bathroom. Outside, the property benefits from a secure, lawned rear garden and a large garage.

### ACCOMMODATION

The property is approached via a front door opening into the kitchen, which is fitted with a range of matching wall and base units with work surfaces over, incorporating a sink unit and an integrated oven with induction hob and extractor hood above. A door leads to a useful office/bedroom 3 with a window to the front. From the kitchen, a door opens into the dining room, which benefits from a useful storage cupboard and a door providing access to the rear garden. Double doors lead through to the sitting room, a light and welcoming space

featuring patio doors opening onto the rear garden and a fireplace. Stairs rise from here to the first floor.

On the first floor, there is a double bedroom enjoying views over the rear garden and benefiting from a built-in storage cupboard. The family bathroom is well-appointed with a roll-top bath, large shower cubicle, WC and wash hand basin. An airing cupboard provides plumbing and space for both a washing machine and tumble dryer. Occupying the second floor is a further double bedroom, a characterful room featuring alcove storage and Velux windows.

### OUTSIDE

Externally, the property enjoys a secure, lawned rear garden. To the front, there is a generous garden area along with off-road parking and a large garage.

### SERVICES

Mobile coverage is good outdoor with EE, O2 and Vodafone and good outdoor, variable in-home with Three (Ofcom). This property has the benefit of Ultrafast broadband (Ofcom).

### VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

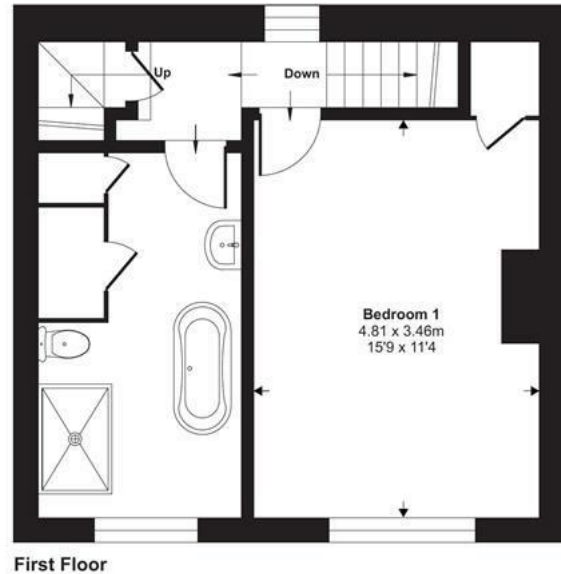
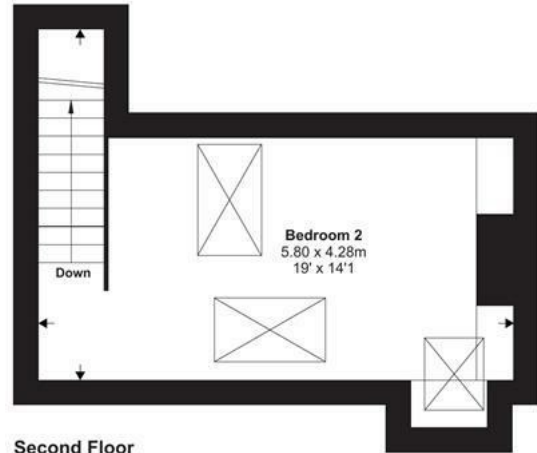
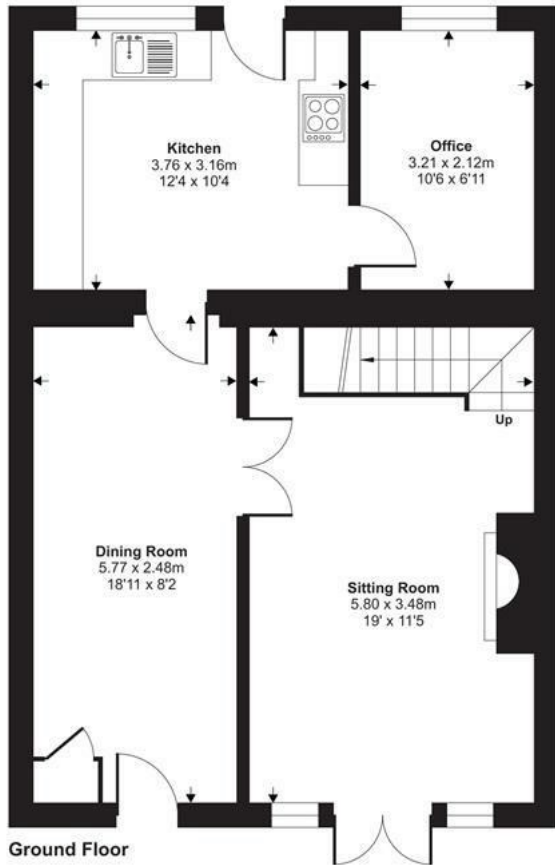
### DIRECTIONS

From Junction 27 of the M5, take the A38 towards Wellington. After approximately 1.1 miles, turn right following signs for Culmstock. Continue until you see the sign for Culmstock Cricket Club, then turn left. The cottages can be found a short distance along on the left-hand side.



Approximate Area = 1202 sq ft / 111.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctchecom 2026. Produced for Stags. REF: 1485243

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Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69-88) C	(55-77) D
(49-68) E	(35-48) F	(2-47) G	
Net energy efficient - higher scoring coats		70	39
England & Wales		EU Directive 2002/91/EC	

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