



3 Ivy Cottages



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Uffculme Road, Craddock, Cullompton, EX15 3NX

M5 (J27) & Tiverton Parkway 3 Miles | Wellington 8 Miles | Tiverton 11 Miles

An immaculately presented three-bedroom home, set in approximately 1.33 acres located within Uffculme School catchment.

- Three Bedroom Home
- Modern Garage/Workshop
- Beautifully Presented
- Stunning Views
- Council Tax Band D
- In all 1.33 Acres
- Separate Office Space
- Private Sweeping Driveway
- Uffculme School Catchment
- Freehold

Guide Price £625,000

DESCRIPTION

Craddock is a small hamlet less than 2 miles from the popular village of Uffculme, just outside the Blackdown Hills AONB, with good links to the M5 and A38. Suitable for commuting to Taunton & Exeter. The nearest railway station is at Junction 27 of the M5 (Tiverton Parkway) which is 3 miles distant. The popular town of Wellington is around 8 miles distant with a good range of shops and services. There is also excellent walking, riding and cycling from the property, on the River Culm and surrounding woodland. The property is ideally located close to local schools including Uffculme School along with both Blundells and Wellington which offer discount for local pupils.

3 Ivy Cottages is a beautifully presented three-bedroom home set in a fantastic plot, in all 1.33 acres, the property consists of a modern kitchen, large sitting room/dining room on the ground floor, with three bedrooms and a newly fitted family bathroom upstairs.

The property benefits from stunning views across the surrounding countryside. A large outbuilding serves as a double garage/workshop with a separate space partitioned as an office or additional accommodation, with ample space for a gym, classic car storage or work space, this makes for a superb addition. The grounds consist of a large paddock, which would serve as a great smallholding, kitchen garden and an array of other uses, along with an orchard, vegetable patch and a sweeping driveway and ample parking.

SERVICES

Mains electricity and water. Private drainage via septic tank. Biomass boiler. Ground floor underfloor heating and in the office.

Ofcom predicted broadband services – Standard & Superfast broadband available.

Ofcom predicted mobile coverage: Internal - Vodafone (variable) & EE. External - O2, EE, Three, and Vodafone.

Local Authority: Mid Devon Council.

DIRECTIONS

What3Words: [///supplier.guideline.curly](https://www.what3words.com/supplier.guideline.curly)

Google Drop Pin: <https://maps.app.goo.gl/pHjwTPZ734h2P1Nk8>





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.

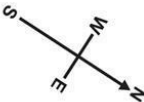


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	65	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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Approximate Area = 1092 sq ft / 101.4 sq m
Garage = 568 sq ft / 52.7 sq m
Outbuildings = 255 sq ft / 23.6 sq m
Total = 1915 sq ft / 177.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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