



1 Caseberry Cottages, Copydown Lane  
Bradninch, Exeter, Devon, EX5 4LZ



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£395,000

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A semi-detached cottage in a rural yet accessible position enjoying stunning country views. The property offers comfortable accommodation with three bedrooms and has a pleasant lawned garden. There are numerous outbuildings, including an impressive 24' square double garage/workshop. A personal inspection is considered essential to fully appreciate what is on offer.

## DESCRIPTION

This is a rare opportunity to acquire a freehold cottage on the Duchy of Cornwall owned Bradninch estate, just three miles from the highly regarded village of Silverton. The cottage provides comfortable accommodation including a farmhouse style kitchen open to a dining room. There is a sitting room with multi-fuel burner and French windows to the garden, a ground floor utility/cloakroom and a study.



The first floor offers three good bedrooms and an impressive, recently refitted bathroom with walk-in shower cubicle and separate bath. All enjoys the comforts of modern double glazing and central heating.

Outside, there is a pleasant lawned garden which enjoys the sun throughout the day. A particular feature is a substantial 24" (7.3m) square, double garage/workshop. This is block built and has two automatic garage doors. It may offer potential for conversion to ancillary accommodation, subject of course to any required consents. There is also off-road parking for numerous vehicles.

We feel that a personal inspection is essential to fully appreciate what is on offer.

## SITUATION

The property sits in a wonderful position amongst rolling Devon countryside and enjoys stunning views over the surrounding farmland and beyond. However, the position is far from inaccessible with Bradninch just a mile away and also Silverton (3 miles) for local facilities. Cullompton (4 miles) provides a wider range of facilities and access to the M5 motorway as does The Cathedral City of Exeter (11 miles).

## Services

Mains electricity, private water and drainage.

## Tenure

Freehold with vacant possession on completion.

## Viewing

By prior appointment with the sole agents.



## Directions

From Silverton and its 'square', head East following the National Trust signs for Killerton House, turning left after about a mile signposted Bradninch. Follow this road for nearly two miles, turning left signposted Caseberry. Climb the hill and the property will be seen on your right as you come down.

## Energy Rating

48 - 84.



