





SITUATION

Cullompton is an important market town packed with local amenities, including supermarkets, independent shops and cafes dotted along the bustling high street, as well as some fantastic historic buildings, such as the church that dates from the 15th Century.

The property occupies a prominent position on the High Street with excellent access and links to the local area, as well as the bus stop, M5, Tiverton and Exeter.

Exeter, with its wide range of shopping and leisure facilities, can also be reached by the B3181 through Broadclyst and Hele. Tiverton Parkway railway station is one junction up the M5 (c.6 miles) and provides direct links to London, Exeter, Taunton, Bristol, the Midlands and North of England. Exeter and Bristol International Airports are c.14 and 60 miles respectively and Cullompton is on the Falcon Coaches route between Plymouth and Bristol which includes a Bristol Airport stop.



DESCRIPTION

A superb mixed use development opportunity right in the heart of Cullompton. This beautiful, late Victorian property has full planning permission to be converted into a stylish ground floor office with 4 Bedroomed Maisonette above. Garages and parking at the rear provide further opportunity in the future, STP. A perfect venture for a home/office or investment.

ACCOMMODATION

Arranged across three floors this is a substantial period building with wonderful high ceilings and large rooms, enough to create a spacious 4 bedroom maisonette, each with it's own en-suite shower room and communal living room and modern kitchen-dining room as well as the impressive office space on the ground floor. The front door opens into a welcoming hallway with doors into the first of two principle office rooms, each with a large window overlooking the High Street and grand high ceilings with attractive corning. A corridor leads through to the office kitchen and adjoining store room, with a W/C across the hallway.

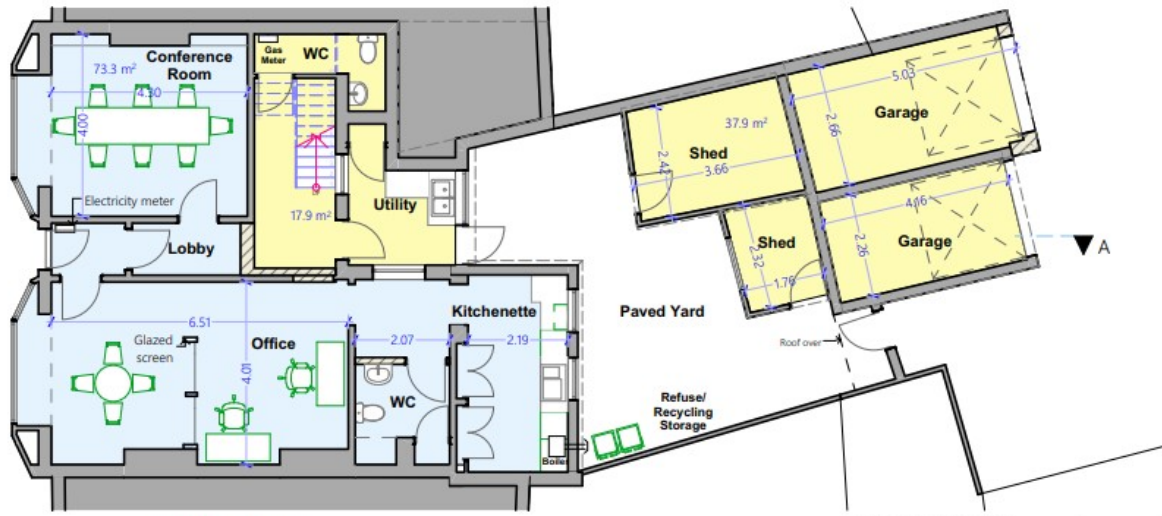
Upstairs, currently used as store rooms, there is planning permission to convert this space into a modern and stylish self contained Maisonette, with 4 ensuite double Bedrooms, a separate Living Room, further Bathroom and large open plan Kitchen-Dining Room. Each room enjoys a wonderful, elevated view across either the High Street or the countryside beyond Cullompton, as well as the high ceilings and well proportioned rooms you would expect from a property from this period.

SERVICES

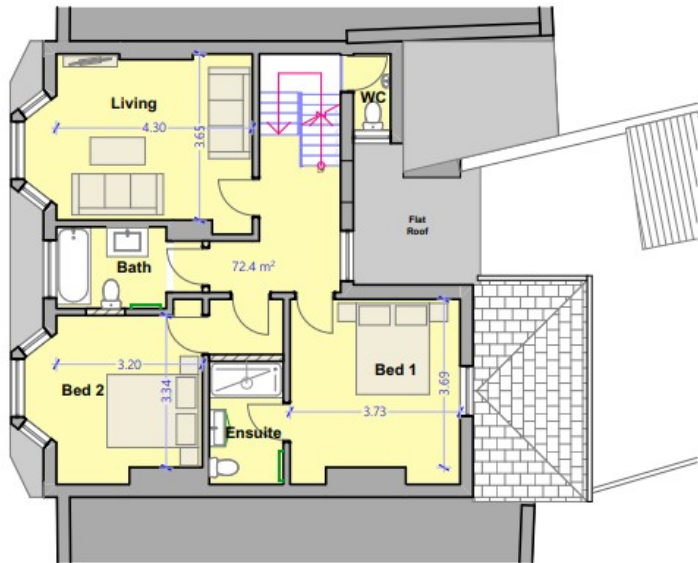
All mains services are connected, mains Gas, Water and Electric.



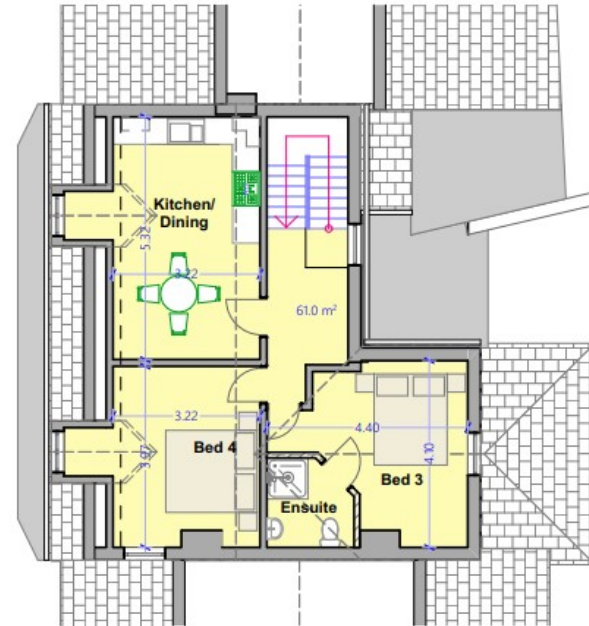




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

FLORIAN WINKLER ARCHITECT
 Tel: 01392 840002
 Mob: 07748515077
 Email: fhwinkler@googlemail.com
 Address: Unit 1 Imbert Green Technology Park, Stoke Canon, Exeter EX5 4RU

29 HIGH STREET

CULLOMPTON

PROPOSED PLANS

SCALE	1:100
DATE	17/10/2022

J840 02

The contractor must verify all dimensions on site before making shop drawings or commencing work of any kind. No dimensions to be scaled from this drawing.

10 Southernhay West, Exeter, Devon,
EX1 1JG

www.smartestateagent.co.uk
 exeter@smartestateagent.co.uk
 01392 905 906

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.