



11a Grantlands







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Commercial Road, Uffculme, Cullompton, EX15 3ED

Tiverton 10 Miles | M5 (J27) & Tiverton Parkway 3 Miles | Exeter 20 Miles

A large, two-storey maisonette occupying a major part of this Grade II listed Victorian country house, providing over 4000 SqFt of accommodation as well as 0.5 acres of private gardens and no onward chain.

- Major Portion of Victorian Country House
- Large Kitchen/Dining Room
- 0.5 Acres of Private Gardens
- Tiverton Parkway Station & M5(J27) 3 miles
- Council Tax Band E
- Four Bedrooms. Four Bathrooms
- Over 4000 SqFt of Accommodation
- Garage and Private Parking
- Adjoining Culm Valley Meadows
- House Leasehold and Garden Freehold

Guide Price £635,000

Stags Tiverton

19 Bampton Street, Tiverton, Devon, EX16 6AA

01884 235705 | tiverton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

Grantlands lies close to the village centre while being tucked away adjoining the open countryside of the Culm Valley.

Uffculme offers local amenities including GP practice, church, cafe, public house and shop, along with the well regarded Uffculme primary and secondary schools. The village is within easy reach of the M5 (Junction 27) and Tiverton Parkway Station, both being approximately four miles. The towns of Wellington and Tiverton are easily accessible, with the city of Exeter and county town of Taunton both approximately 25 miles from the property, providing an extensive range of shopping and educational facilities.

DESCRIPTION

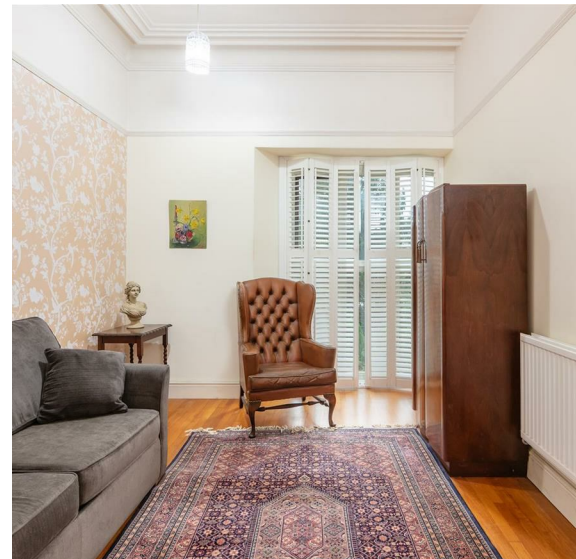
11a Grantlands is the major portion of this Grade II listed Victorian country house, with exclusive use of the main front door and having extensive accommodation spread over the first and second floors, as well as additional basement, extending in all to over 4000 SqFt. The property exudes the grandeur of the Victorian era in the magnificent rooms with high ceilings and many period features. Outside the property benefits from private gardens extending to 0.5 acres, backing onto adjoining countryside. Private parking is provided and a large detached garage.

11a Grantlands provides the ultimate country/village lifestyle, with amenities in walking distance and mainline/M5 access just 3 miles.

ACCOMMODATION

The beautiful stone entrance vestibule with stone bench seats and exposed roof timbers welcomes you to 11a Grantlands, from where the large solid-wood door opens into the entrance hallway with ample space for outerwear to be stored.

Stairs rise to the first floor and into the well-sized rear hallway providing access to all principal rooms on this floor. The kitchen/ dining room sits centrally to the front of the property with views over the garden and original window shutters. The kitchen offers a range of cream wall and base units, Falcon range cooker with extractor and Butler's sink. It also benefits from a wood burner, a large kitchen island with undercounter storage and enough space for a table and chairs. The exceptional, dual-aspect, sitting room features a charming, storybook worthy, bay-window overlooking the gardens, idyllic for the summer months, and a cosy open fire, with stone surround for the winter. Adjacent, and to the rear of the property, lies a useful home office/ study. Two bedrooms lie to the north-western side of the property, both of which benefit from ensuite bathrooms.





A secondary staircase rises to a bright and spacious upper level featuring exposed beams and vaulted ceilings throughout. Centrally, the landing offers an abundance of built-in bookcases and is currently utilised as a charming library and additional study space. From here, access can be gained to the primary and secondary bedroom, as well as an additional sitting room providing a further space for family to relax. The luxurious, triple-aspect, master bedroom lies to the southeast end of the property with views out across surrounding countryside, featuring exposed stone window reveals as well as ensuite facilities including a freestanding roll-top bath, wash basin and WC. The second bedroom on this floor also benefits from an enclosed ensuite bathroom comprising of a bath with shower over, wash basin and WC.

The property benefits from two interconnecting cellar rooms with the larger having external access.

OUTSIDE

The property is approached via a shared drive leading to the private garage and off road parking. The large single garage provides ample space for a vehicle as well as potential for storage. Further visitor/residents parking is found at the front of the house. Beyond this, the gardens are a private freehold for 11a Grantlands and consist of sweeping lawns, surrounded by flower and shrub beds with a central circular pond. Towards the end, is an attractive raised patio, providing the perfect location for outside dining and entertaining with an adjacent summer house. The gardens border open meadows to the south east side with views through the trees.

SERVICES

Mains electricity, water and gas. Shared private drainage via estate drains leading into mains. Gas Central Heating.
Ofcom predicted broadband services: Standard, Superfast and Ultrafast broadband is available.
Ofcom predicted mobile coverage: External – EE, O2 and Vodafone. Three (variable). Internal - O2 (variable).
Local Authority: Mid Devon Council.

LEASEHOLD INFORMATION

Lease on accommodation remaining 963 years based on Lease start date of October 1990 with term of 999 years from that date.
Annual charge of £250 (paid to Grantlands Estate).
External maintenance 50% share of costs (to be confirmed).
Shared buildings insurance currently approx. £1700/yr

DIRECTIONS

What3Words: [///haystack.tidy.belonging](https://www.what3words.com/#!/haystack.tidy.belonging)
Google Drop Pin: <https://maps.app.goo.gl/SEMvALxbekc3bvC8A>

11A Grantlands, Uffculme, Devon, EX15

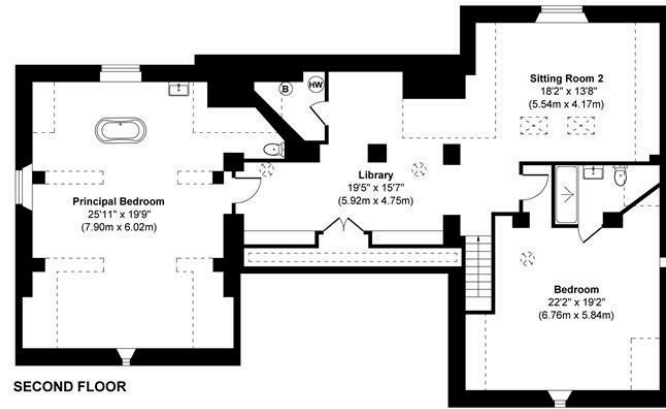
Approximate Area = 4233 sq ft / 393.25 sq m

Garage = 219 sq ft / 20.34 sq m

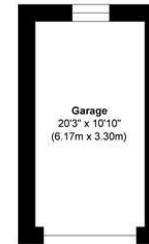
Outbuilding = 69 sq ft / 6.41 sq m

Total = 4521 sq ft / 420.00 sq m

 = Restricted Height



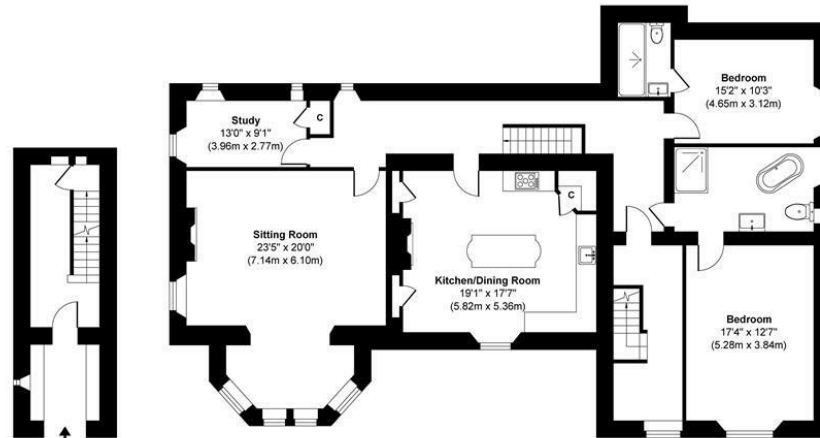
SECOND FLOOR



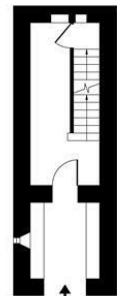
GARAGE



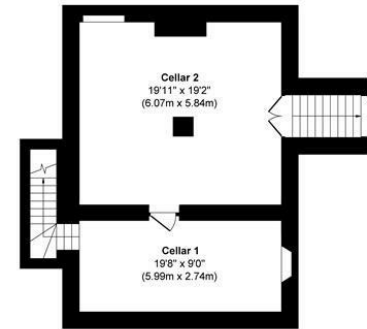
OUTBUILDING



FIRST FLOOR



GROUND FLOOR



BASEMENT

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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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	80	85
	EU Directive 2002/91/EC	

