



**CULVER COTTAGE, LITTLEHAM, EX39 5HW**

**GUIDE £275,000**

A 2 bedroom semi detached character cottage situated within a quaint semi rural village and offering charming accommodation including 2 reception rooms & kitchen/breakfast room together with ground floor wet room & family bathroom whilst benefiting from a generous garden & garage.

Culver Cottage is a charming cottage woven into the history of Littleham, formerly having the old village post office counter whilst being in the same family's ownership for over a hundred years.

The cottage is now ready for new owners to create their own memories. The property & accommodation will be found in good order having been well maintained over the years with notable improvements by way of a rear extension, forming the new kitchen/breakfast room area and modern wet room.

The original parts, comprise two reception rooms - one of which being the aforementioned former post office - whilst the first floor offers two bedrooms and a bathroom.

Externally the cottage really excels, immediately adjoining the property is a "kitchen garden" being ideal for those wishing for an element of "the good life".

There are several outbuildings and a garage whilst beyond the original stone garden wall is a generous garden of approximately 0.30 acres populated with numerous established trees, bushes & shrubs, offering further possibilities for those with green fingers and visions of a lifestyle of greater self-sustainability.

**Services:** Mains electricity, water & drainage.  
Oil fired Rayburn in kitchen.

**Energy Performance Certificate:** G (6)

**Council Tax:** BAND C (£2,062.55 per annum)



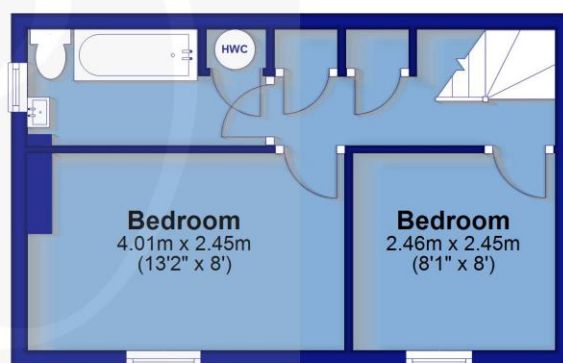
### Ground Floor

Approx. 45.3 sq. metres (487.5 sq. feet)



### First Floor

Approx. 26.0 sq. metres (279.4 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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