



Penstone Cottage, Colebrooke, EX17 5JP

Guide Price £250,000

HELMORES
SINCE 1699

Penstone Cottage

Colebrooke, Crediton

- 2 bedroom thatched cottage
- Idyllic village setting
- Vastly improved accommodation
- Charming living room and newly installed kitchen
- Airsource heat pump and woodburner
- Great garden with large outbuilding
- Modernised throughout
- Excellent rural walks nearby
- Off-road parking for two vehicles

Penstone is a small hamlet between the larger villages of Coleford and Colebrooke and sits in a beautiful part of the county. It's a collection of period houses, characterised by thatched roofs and whitewashed walls. This property is an end terraced, Grade II listed thatched cottage that has undergone a full renovation which really adds to the appeal of the cottage. There is underfloor heating throughout the ground floor and radiators upstairs, all powered by an airsource heat pump, allowing the house to still breathe but providing a great constant temperature. Of course, there is also the wood-burner for those extra cosy nights in.





As mentioned, the cottage has been updated throughout whilst ensuring the character of the building is retained. The layout is typical of a cottage of this type with the living room opening through to the kitchen at the rear. A well-designed space, the kitchen adds to the feel of the house with its built in appliances and solid wood tops. The shower room is fully tiled and a lovely place to be, being bright and stylish. From the living room are stairs up to the first floor where the two bedrooms can be found.

Outside, to the side is off-road parking for 2 vehicles and a gate leads to the garden. There's a useful bin/wood store on the lower level and access to the back door. Steps lead up to the good sized garden which rises to provide some stunning rural views. A notable point is that there is a full irrigation system in place for the front and rear flower beds which is a really nice touch. There is a fantastic seating area to the top of the garden too with views and space to relax. Power runs to the good sized timber outbuilding which could be used for a multitude of things including a home office, workshop or just as a store.

To find a cottage with such character and in great condition doesn't happen often and we love the addition of the airtsource heatpump for constant and efficient heating. Once this is all combined with the setting and garden, plus off-road parking, it's sure to appeal.



Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2023/24 - £2117.32

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Airsource heat pump

Listed: Yes Grade II

Tenure: Freehold

PENSTONE is a hamlet of just 21 houses in Devon, just 1 mile (2 km) from the villages of Colebrooke and Coleford with the historic New Inn. The nearest train stations are Yeoford and Coplestone. Penstone residents maintain the Penstone Glade, a community space for the hamlet adjacent to the River Yeo, and organise a variety of events there. Penstone is built on the south-facing slopes of the hills to the north of the river, with views to Colebrooke and Dartmoor in the distance.

DIRECTIONS : For sat-nav use EX17 5JP and the What3Words address is [///dizziness.handfuls.edits](https://www.what3words.com/#!/dizziness.handfuls.edits)

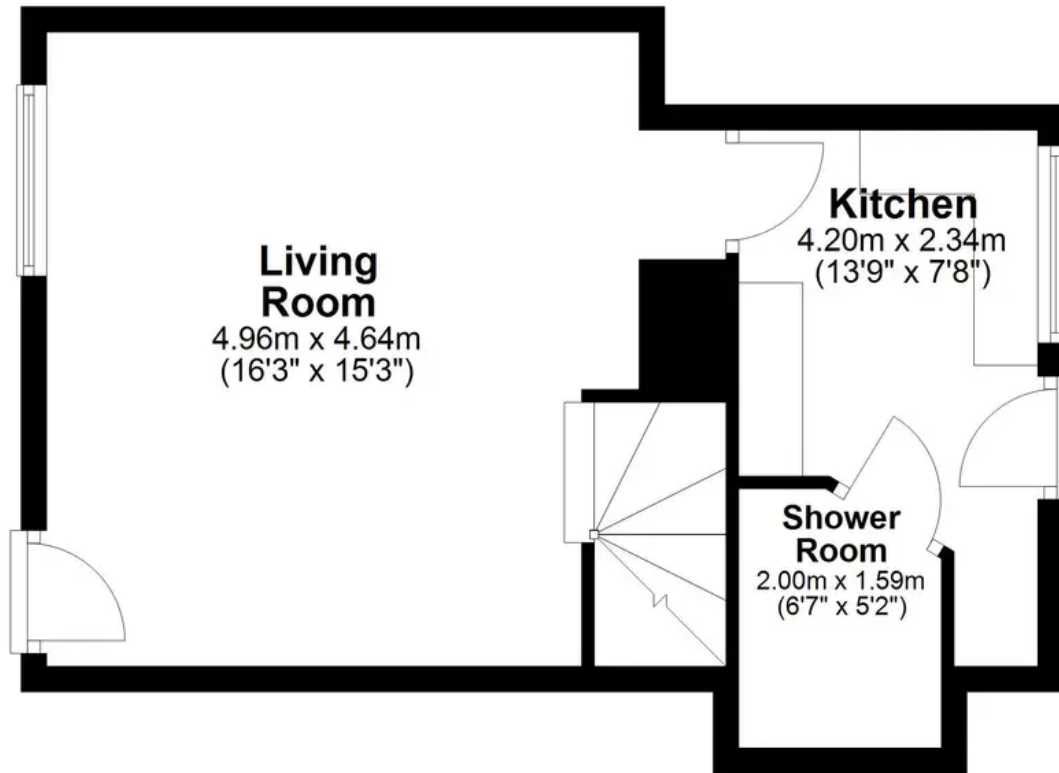
but if you want the traditional directions, please read on.

From Crediton High Street head towards The Green and continue out of town along Western Road. After approx. 1 mile, take the left turn (at Barnstaple Cross) towards Coleford. Follow the road and once in Coleford, pass The New Inn on your right and at the crossroads, turn left towards Colebrooke. After approx 1 mile, take a left turn to Penstone. For viewings, park in the village car park and walk towards the centre, turning sharp right and the cottage will be on the left.



Ground Floor

Approx. 37.1 sq. metres (399.5 sq. feet)



First Floor

Approx. 26.4 sq. metres (284.6 sq. feet)



Total area: approx. 63.6 sq. metres (684.1 sq. feet)



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