



Horreum, Coldridge

Guide Price £465,000

HELMORES
SINCE 1699

Horreum

Coldridge, Crediton, EX17 6BR

- Stone barn conversion
- Attached courtyard garden and quarter acre paddock
- 3 bedrooms including master ensuite
- Large living room with wood burner
- Kitchen/dining room
- Galleried landing
- Garage, workshop and stores
- Off-road parking
- Mains gas central heating

Just outside of the village of Coldridge, a Mid Devon village with an active social calendar, is this pretty stone barn conversion offering plenty of room inside and out. The location overlooks the wonderful Devon countryside and there are miles of quiet country lanes to explore. The village puts on a lot of social events based around the well supported village hall where regular pop up cafes and get togethers are organised, so although there isn't a shop or pub permanently in the village, they do a pretty good job of providing a hub.

The property itself sits in the curtilage of Holm Farm (hence it is Grade II listed by proximity) and is a stone barn, converted in the 1990's into a spacious home with the character of an older house whilst enjoying some more modern conveniences such as an ensuite, ground floor WC and of course it's well insulated and surprisingly benefits from mains gas central heating!





A welcoming entrance hall is accessed from the front and has plenty of room with a walk in larder/utility area and a ground floor WC. The kitchen/dining room runs from front to back with a well fitted kitchen with polished granite tops. The large living room completes the ground floor and is a light and spacious room with a large inglenook fireplace and wood-burning stove. There's also doors out onto the garden. On the first floor, a wonderful open galleried landing with exposed timbers gives away the barns' former life and there's 3 bedrooms and a family bathroom. The master bedroom has a large walk in wardrobe and an ensuite shower room too.

Outside, a gate to the side opens onto the courtyard garden, very private and paved with pretty planted beds, it's a lovely place to sit and access can be gained to the living room too. There's a large outbuilding which is made up of 3 parts, a garage, workshop and store. These have been used for a variety of things over the years including a games room, hobby rooms and of course are ideal for storage. There's double doors out onto the parking area with room for 3 vehicles to the rear of the garage. Across the drive is a gated entrance to the small paddock, just under quarter of an acre of level land, it's an ideal garden in which to play or work. Productive apple trees, vegetable plots and lawn all provide plenty of space, whatever your interests.



Agents' note: The drive to the side is used to access 3 other properties and is shared responsibility. There is also a treatment plant which serves 3 properties and is on the land for Horreum (in the paddock) and the costs of maintenance etc is shared.

Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon 2024/25- £2091.30

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Modern, private treatment plant

Heating: Mains gas central heating

Listed: Yes – Grade II

Tenure: Freehold

COLDRIDGE is a secluded, undisturbed village not far to the north of Dartmoor National Park. Until the early 1900s it was known as 'Coleridge' – it is thought to mean the "ridge where charcoal is made", a sound conclusion, and once where there were wooded hills, now lie green pastures. It rests along the epic 'Two Moors Way', a trail that runs from Devon's South to North Coast – more than an idle wander. For access to a comprehensive choice of facilities the town of Crediton is 9 miles away, a short trip. The nearest train station is Morchard Road, 4 miles away – this sits along the Tarka Line that twists through some of the most scenic parts of Devon, through open country and hidden gorges from the City of Exeter all the way to Barnstaple

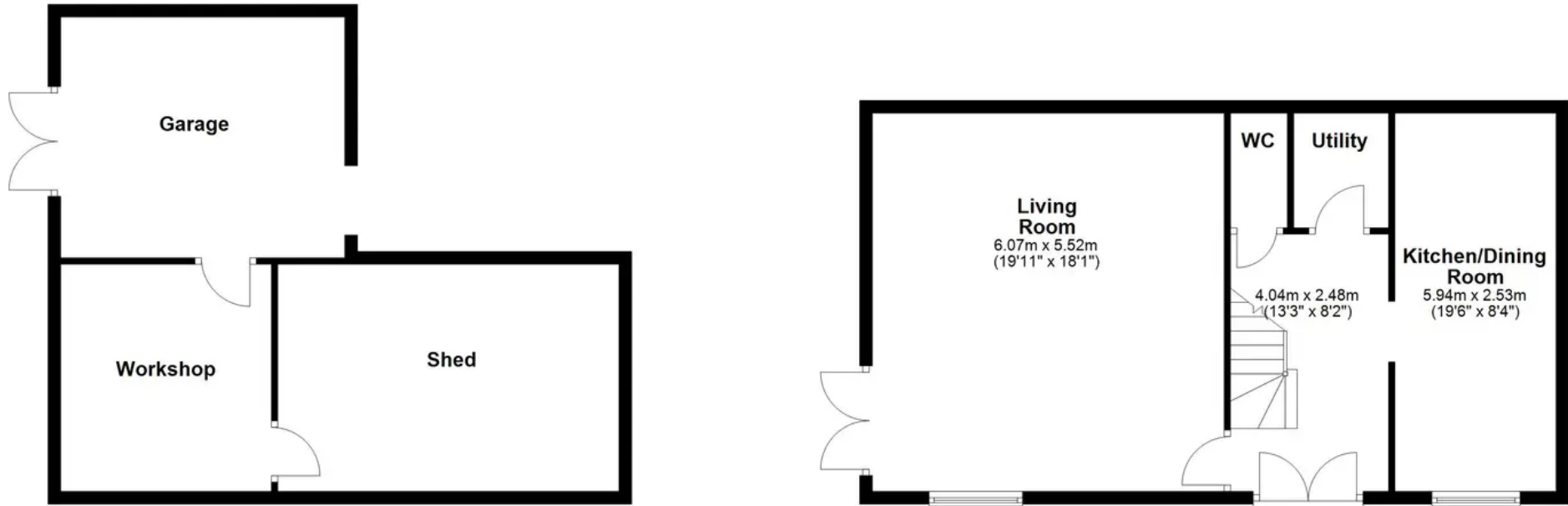
DIRECTIONS

For sat-nav use EX17 6BR and the What3Words address is [///switch.acrobats.alien](https://www.what3words.com/switch.acrobats.alien)



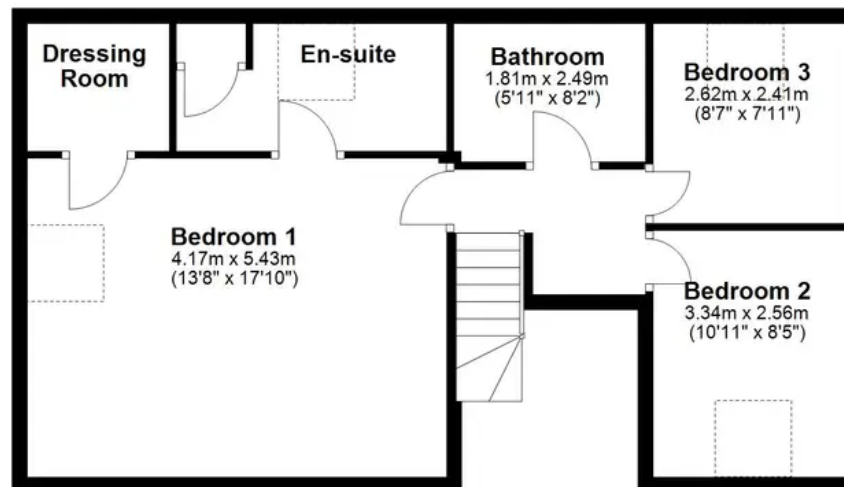
Ground Floor

Approx. 113.1 sq. metres (1216.9 sq. feet)



First Floor

Approx. 56.3 sq. metres (606.2 sq. feet)



Total area: approx. 169.4 sq. metres (1823.2 sq. feet)

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