



Horreum, Coldridge, EX17 6BR

Guide Price **£455,000**

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.

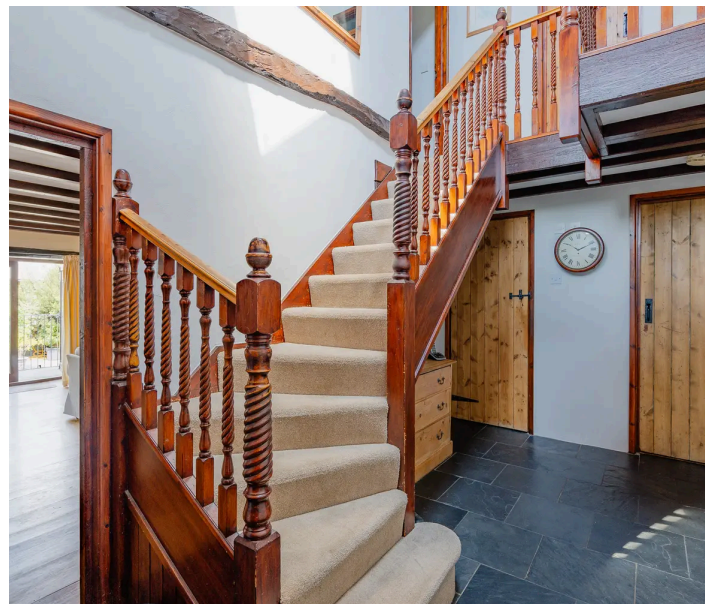
The property itself sits in the curtilage of Holm Farm (hence it is Grade II listed by proximity) and is a stone barn, converted in the 1990's into a spacious home with the character of an older house whilst enjoying some more modern conveniences such as an ensuite, ground floor WC and of course it's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

DIRECTIONS : For sat-nav use EX17 6BR and the
What3Words address is [///switch.acrobats.alien](#)

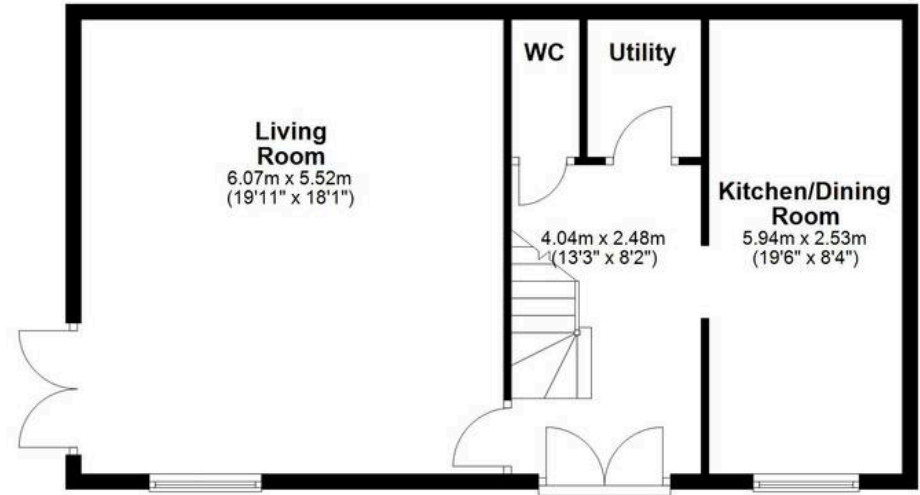
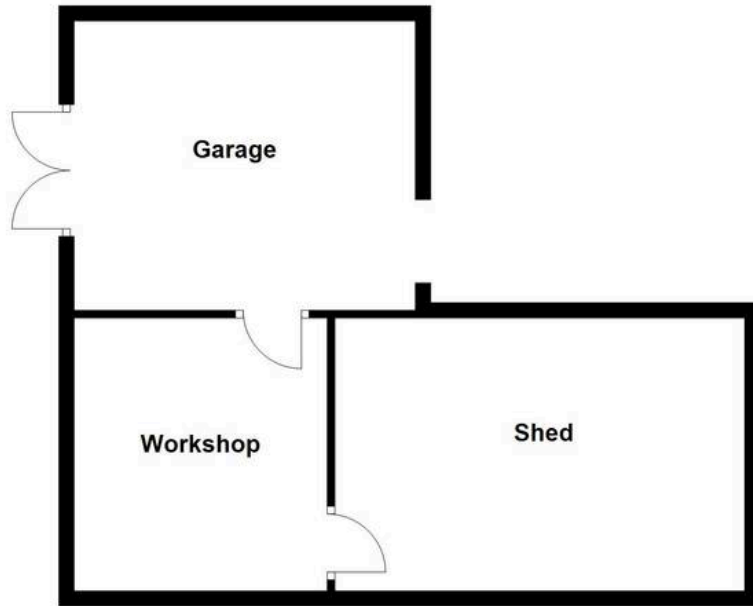
but if you want the traditional directions, please read on.

From Crediton, take the A377 towards Lapford and at Morchard Road, turn left onto the B3220 towards Winkleigh. After approx. 4 miles (at the end of the long straight) turn right at Frogberry Cross towards Coldridge. Take the first left signed to Brushford and the property will be found on the right after approx. 0.3 miles.



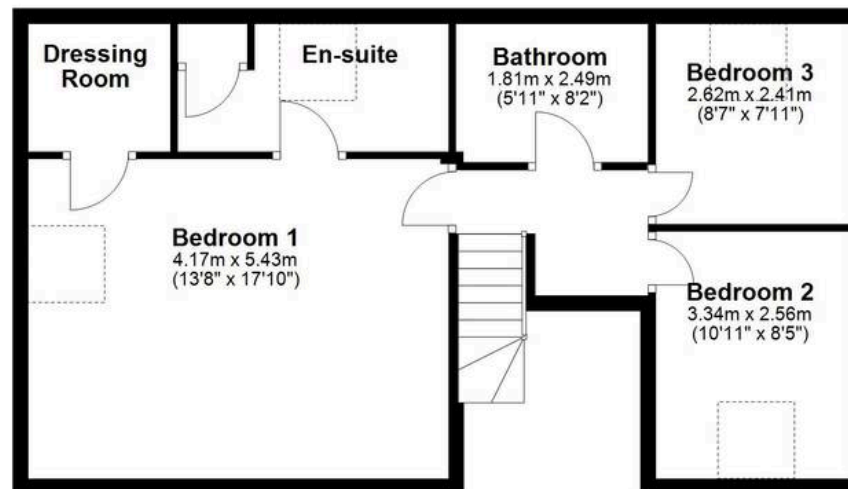
Ground Floor

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)



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.