



## Sunnybank, Coleford, EX17 5DB

Guide Price **£269,500**



# Sunnybank

Coleford, Crediton

- Sought after village location
- 2 bedroom thatched cottage
- Living room with wood-burner
- First floor bathroom
- Walking distance to pub
- Shop, bus and rail less than 2 miles
- Recently redecorated inside and out
- No chain

Just 10 minutes from Crediton and less than 2 miles to Copplestone, with its shop, primary school, and both rail and bus links, is the sought after Mid Devon village of Coleford. It's a quiet, accessible and pretty village with miles of country walks surrounding as well as The New Inn, a thatched gastro pub with a large beer garden. It's an unspoiled part of Mid Devon without being isolated.





Sunnybank is technically an end terraced property but its orientation and situation on the edge of the village makes it more like a detached cottage with its own front and side gardens, plus its own access in. It occupies a good sized plot which is a mix of lawn and paving, making it a private (the garden is slightly elevated from the country lane) and year round garden, ideal for those with pets or children! The cottage is Grade II listed which is no surprise in such a quintessential village. It's actually a generous footprint with a large living room (complete with wood-burner) and room for a table and chairs. The kitchen is also well fitted with ample cupboard and worktop space plus built in electric appliances and there's room for a table and chairs here too. Accessed from outside is a useful utility room which is ideal to keep things separate from the kitchen. On the first floor are 2 double bedrooms, the master with a large walk in wardrobe and the family bathroom is also on the first floor.

Outside, there's no off-road parking but parking is available on the road nearby which is unrestricted. There's a gated front path and a couple of steps leading to the front door and a pretty front garden with planted beds, lawn and an attractive stone wall. There are separate areas of lawn and paving, providing a large outdoor seating area and a range of small outbuildings, ideal for storage or even conversion to a home office etc.





Please see the floorplan for room sizes.

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

Approx Age: 1800

Construction Notes: Cob and thatched

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Up to 7 Mbps or +50Mbps via Starlink or Airband

Drainage: Mains drainage

Heating: Oil fired central heating

Listed: Yes Grade II

Conservation Area: Yes

Tenure: Freehold

**COLEFORD** is a designated conservation area, with a whole host of irreplaceable listed cottages and buildings. At its centre is Spencer Cottage, a quintessential thatched property with a double storey porch, from where, it is said, King Charles I inspected his troops during the civil war. Part of the parish of Colebrooke, Coleford also home to 'The New Inn', a traditional thatched pub with rooms. The nearest market town, for a selection of modern facilities is Crediton – 4 miles to the west.

**DIRECTIONS** : For sat-nav use EX17 5DB and the What3Words address is [///skies.count.travels](https://www.what3words.com/skies.count.travels)

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

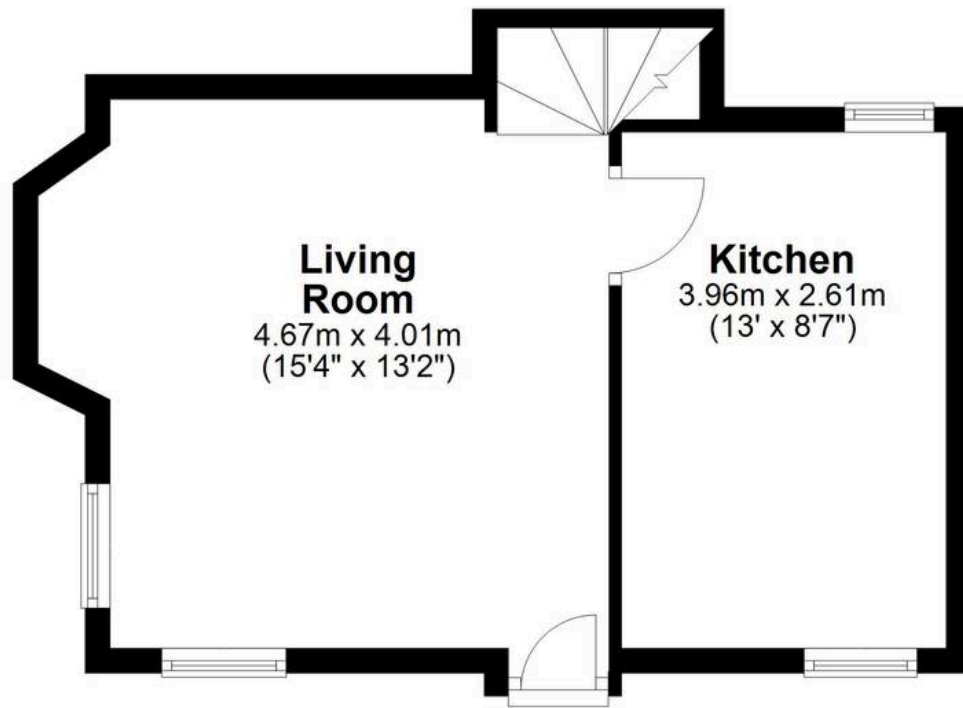
If in Crediton High Street, proceed West towards Copplestone and turn left at Barnstaple Cross as signed to Coleford. Continue on the country lanes until reaching the village and pass The New Inn on your right. At the cross roads, turn left and Sunnybank will be found on your right.





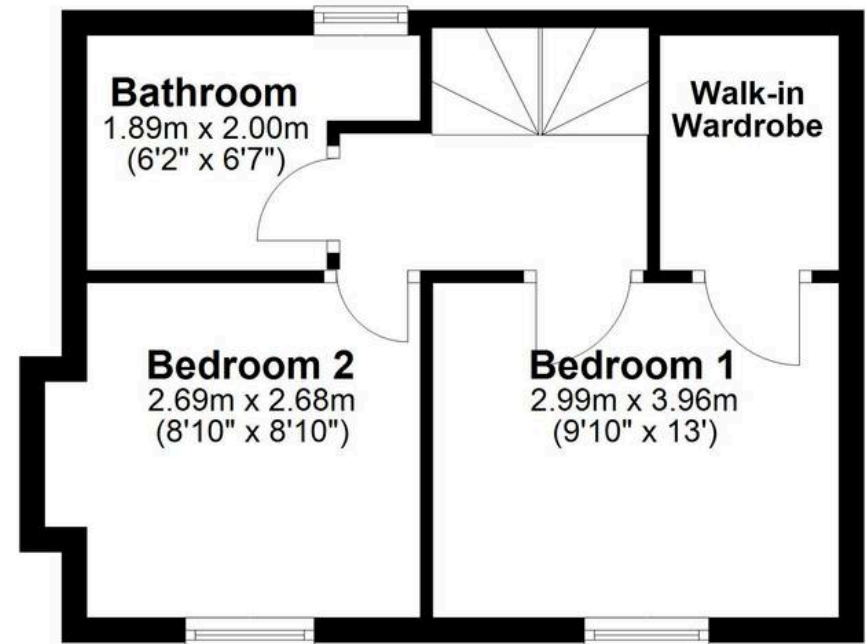
## Ground Floor

Approx. 30.6 sq. metres (329.5 sq. feet)



## First Floor

Approx. 31.0 sq. metres (333.9 sq. feet)



Total area: approx. 61.6 sq. metres (663.3 sq. feet)





## Helmores

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