



Hawthorns, Coldridge, EX17 6AX

Guide Price **£595,000**

Hawthorns

Coldridge, Crediton

- Detached bungalow
- Stunning views
- Set in 0.8 acres
- Village edge location
- Workshop & stables
- 3 Double bedrooms
- Kitchen/diner
- Garage & plenty of parking
- No onward chain!

Coldridge is a hill top village set in beautiful unspoilt Devon countryside. This village edge bungalow has stunning views and is set in 0.8 acres. With the added benefit of a large workshop and stables, there are plenty of options for keeping animals and space for projects in the workshop. The bungalow itself has been well maintained and enjoying those views from the conservatory is a very special experience. With 3 double bedrooms, high quality kitchen/diner, this home gives the space and light that really welcomes you and makes you want to stay!

The first impression in the entrance hall is one of space and this continues throughout the bungalow. There is a large fitted cloakroom cupboard and this hall leads around to the kitchen/diner. The modern stone coloured shaker units with granite worktops hold all NEFF integrated appliances including fridge, dishwasher, double eye level oven and 4 ring induction hob.





The island provides a social space with an array of units and granite top which balances well with the dining area at the rear of the room. There is a spacious utility room with fitted units and space for washing machine and tumble dryer along with space for a further fridge or freezer. There is a sink in the room and a door to the rear garden. An airing cupboard and WC can be found off the hall and an internal door that leads into the garage. The lounge has a working fireplace in a stone surround and leads out through patio doors to the conservatory, this space makes full use of the stunning views and is a great place to entertain or relax, a door leads from the conservatory to the garden.

The master bedroom has a large array of fitted wardrobes and drawers and enjoys those views, the 2nd bedroom has a fitted wardrobe cupboard and the 3rd bedroom is also a good size double. The family bathroom has a corner bath, separate shower and floor to ceiling tiles. There is oil fired central heating and uPVC double glazing throughout.

Outside to the front provides plenty of parking and leads up to the large garage with electric up and over door, to the side a drive leads down to the stable & tack room with a hard standing area in front and the workshop (size) provides a great space for storage or hobbies. The garden area is enclosed with a fence which includes a patio area ideal for outdoor dining and the paddock extends beyond. In all the plot extends to approximately 0.8 acres.



Please see the floorplan for room sizes.

Current Council Tax: Band E - Mid Devon 25/26 - £3018.13

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 54Mbps

Drainage: Mains drainage

Heating: Oil fired central heating

Listed: No

Conservation Area: No

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

COLDRIDGE sits atop a hill affording magnificent views across the mid-Devon countryside while its church provides a distinct marker in the landscape due to its elevated position. An active village hall community provides parishioners with a variety of entertainment while the nearby villages of Lapford and Winkleigh give access to a range of local shops and services. The bustling market town of Crediton lies 11 miles westward with its supermarkets and range of independent shops and eateries.

DIRECTIONS : From the A377 take the road up to the village, go past the village green on the right and take the next right turn. Continue up and around to the right and the property can be found at the end of the drive.

For Sat Nav: EX17 6AX

What3Words: ///embers.lifeboats.elders





Approximate total area⁽¹⁾
151.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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.