



## School House, Coldridge, EX17 6AX

Guide Price £350,000



# School House

Coldridge, Crediton

- Victorian character house
- Beautifully presented
- 2 Double bedrooms
- New kitchen & bathroom in 2023
- Engineered oak throughout the ground floor
- Picturesque village location
- Not listed
- Office space and separate dining room
- uPVC double glazing
- No onward chain!

School House was built in 1878 as the home of the head teacher for the school, now the village hall.

Coldridge is a peaceful village surrounded by open countryside with a strong sense of community and far reaching rural views, including from the property. There are numerous footpaths within a few minutes. Crediton is within easy reach for broader amenities, shopping and connections.

The property was extensively improved in 2022, including new oak engineered flooring throughout the ground floor, stripped original floorboards on the first floor, a new kitchen, creation of a new bathroom, replacement of both cloakrooms, new radiators, and redecoration throughout.

There is a useful, enclosed porch into the spacious hallway from which all the rooms are accessed. The south facing sitting room has a large stone fireplace with a wood burning stove, creating a cosy atmosphere.







The kitchen/diner is also south facing and triple aspect and has its own wood burning stove. Within the kitchen area is an oil fired boiler for heating and hot water, integrated dishwasher and fridge, a Belfast sink and slate worktops, plus an electric two oven range cooker with an induction hob. There is a separate walk in pantry cupboard off the rear hallway with shelving and space for further appliances. Also at the rear is a cloakroom with a high level cistern and space and plumbing for a washing machine within matching cabinetry, also with space for a tumble drier. The back door leads to a courtyard with a stone built shed with power and light, wood store and outside tap, plus a new oil tank installed in 2025. There is rear access via the churchyard. The stairway has a large window overlooking the church and is secondary glazed, with all other windows being uPVC double glazed. From the large landing there are two south facing double bedrooms, one with built in wardrobes, plus a cupboard housing an immersion heater. There is also a smaller south facing room which is used as an office. The bathroom is at the rear of the property and has a roll top bath, large basin and large shower enclosure. There is also a separate cloakroom upstairs.



Outside, the south facing front garden is level and enclosed with a paved seating area, lawned areas and established planting, and provides an ideal private sun trap. Although the property has no formal parking spaces, the current owner parks immediately besides the house and there is plenty of free parking around The Green.



Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2025/26 -  
£2,325.34

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 78Mbps

Drainage: Mains drainage

Heating: Oil fired central heating with wood burning stoves

Construction: Stone

Listed: No

Conservation Area: Yes

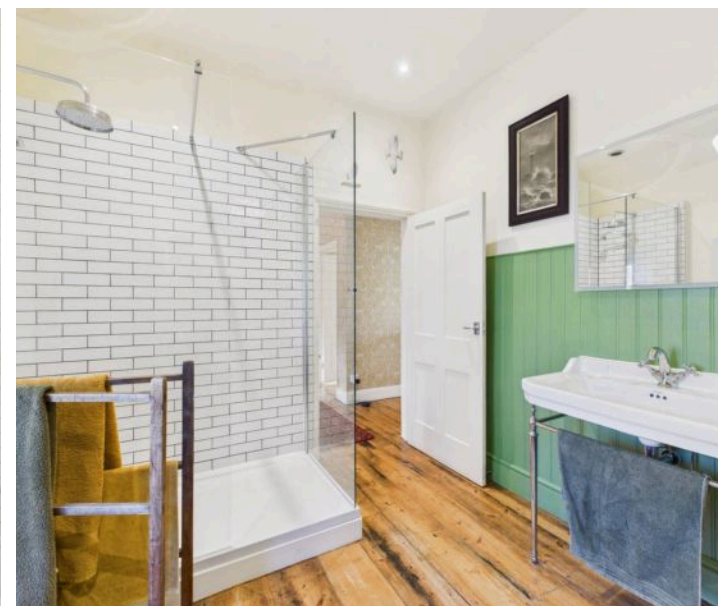
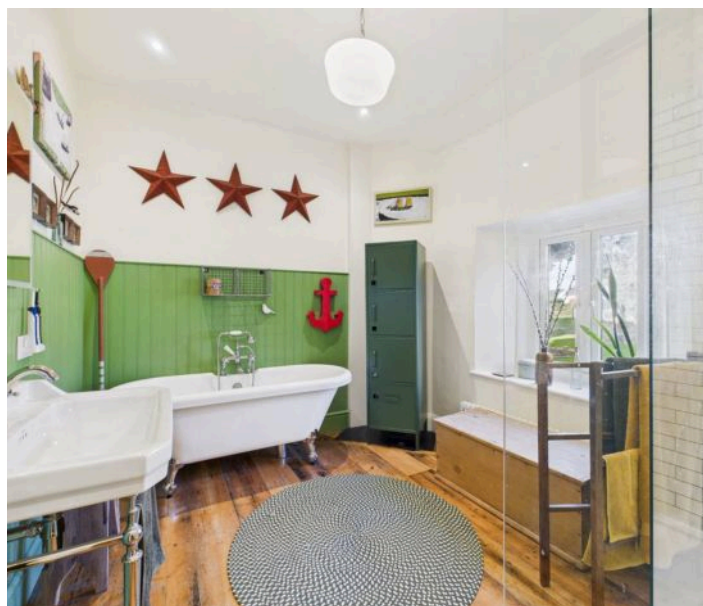
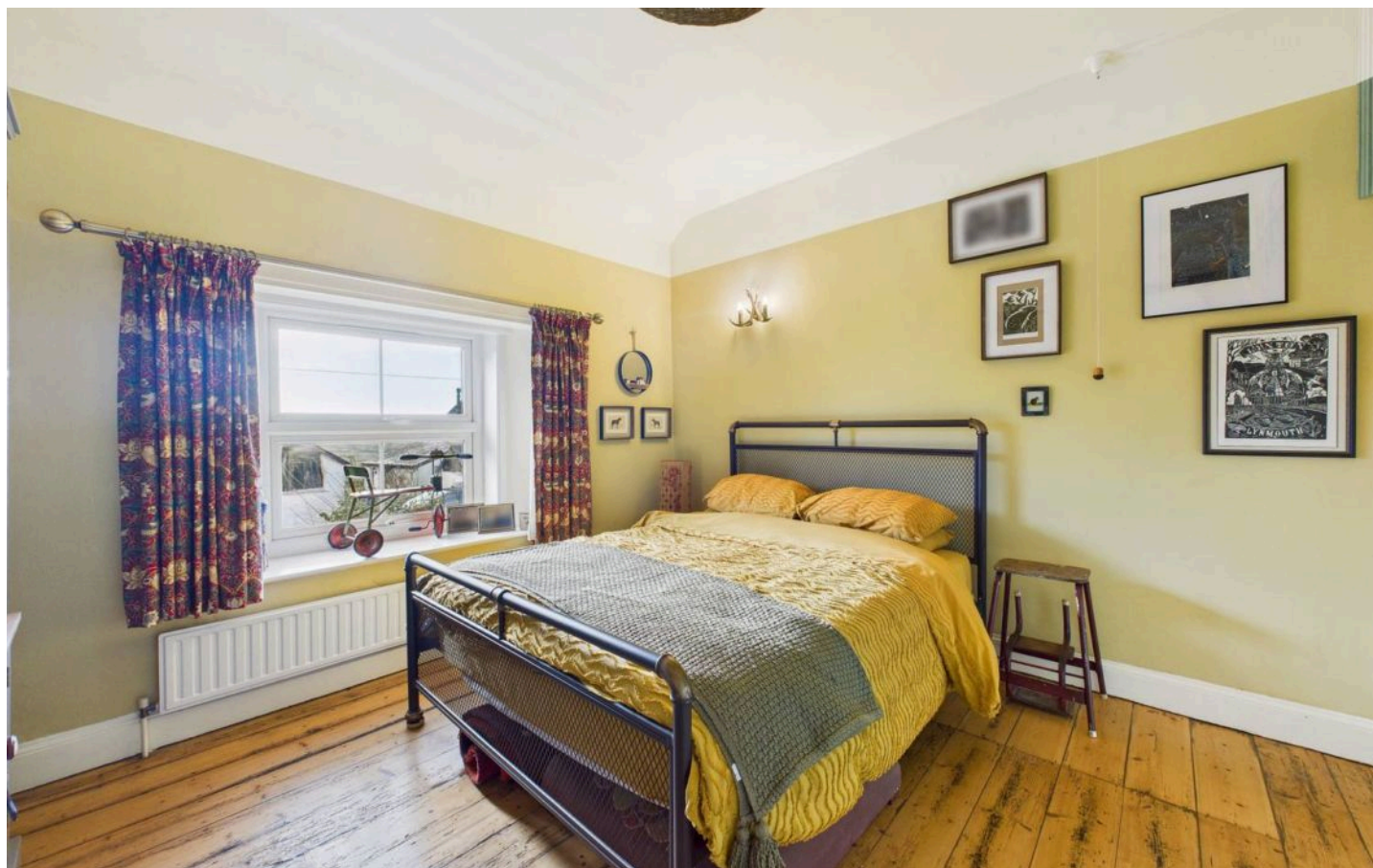
Tenure: Freehold

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.

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

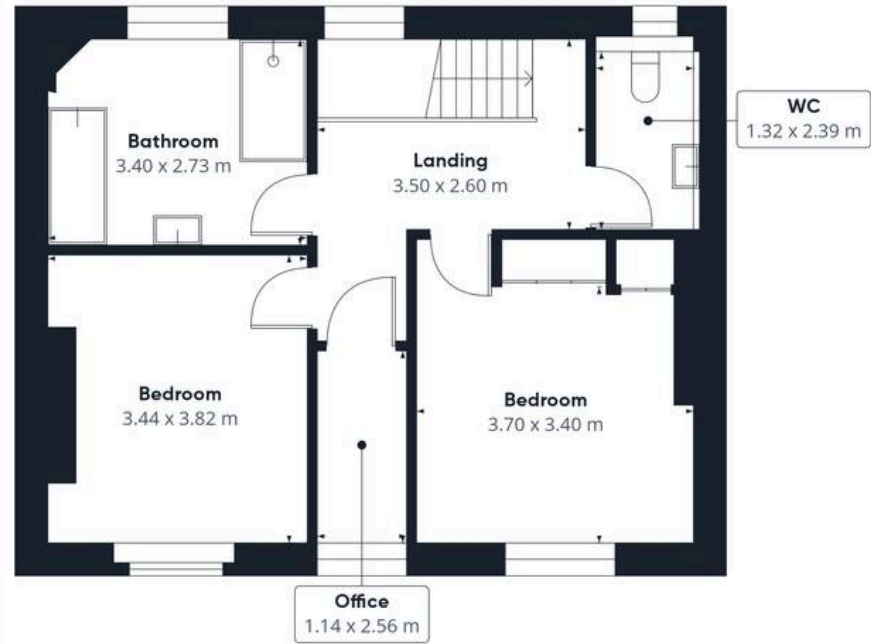
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Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

106.2 m<sup>2</sup>

Reduced headroom

0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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

GIRAFFE360





**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 Crediton take the A377 in a Westerly direction heading straight through Copplestone. At Morchard Road take the B3220 towards Winkleigh and the road to Coldridge can be found along to the right. Head up into the village and take a right turn at the green, School House can be found at the top next to the Church.

For Sat Nav: EX17 6AX

What3Words: [///wonderful.changed.palm](https://www.what3words.com/?w3w=wonderful.changed.palm)







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