

FOR SALE

**HELMORES**  
SINCE 1699



**GUIDE  
PRICE  
£380,000**

## **Frost Farmhouse Coldridge EX17 6AY**

- Beautiful semi-detached stone farmhouse
- Fantastic gardens & grounds in all to about 0.4 acres
- Village outskirts location with spectacular views to Dartmoor
- Spacious and flexible 4 bedroomed family accommodation
- Oil central heating, uPVC double glazing
- 2 entrances, loads of parking, garaging - NO ONWARD CHAIN

BEDROOMS

4

RECEPTIONS

2

EPC

F





Frost Farmhouse is a period stone built semi-detached former farmhouse beautifully located on the outskirts of the Devon village of Coldridge, standing high and enjoying breath-taking panoramic rural views across open Devon farmland, with the stunning hills of Dartmoor on the horizon.

The gardens are a fantastic feature of the property, with the entire plot extending to about 0.4 acres. There are sweeping lawns, well established flower beds, trees, hedging and 2 large parking areas to the front and rear.

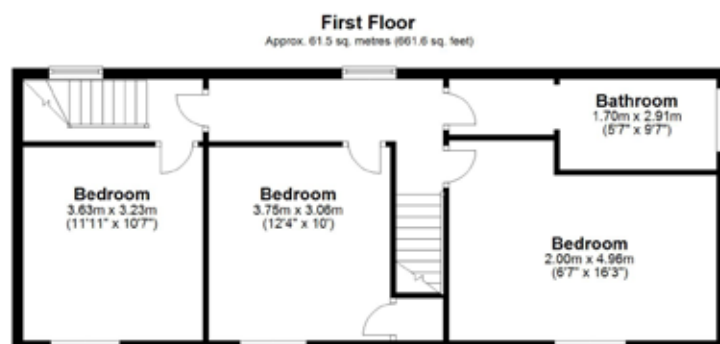
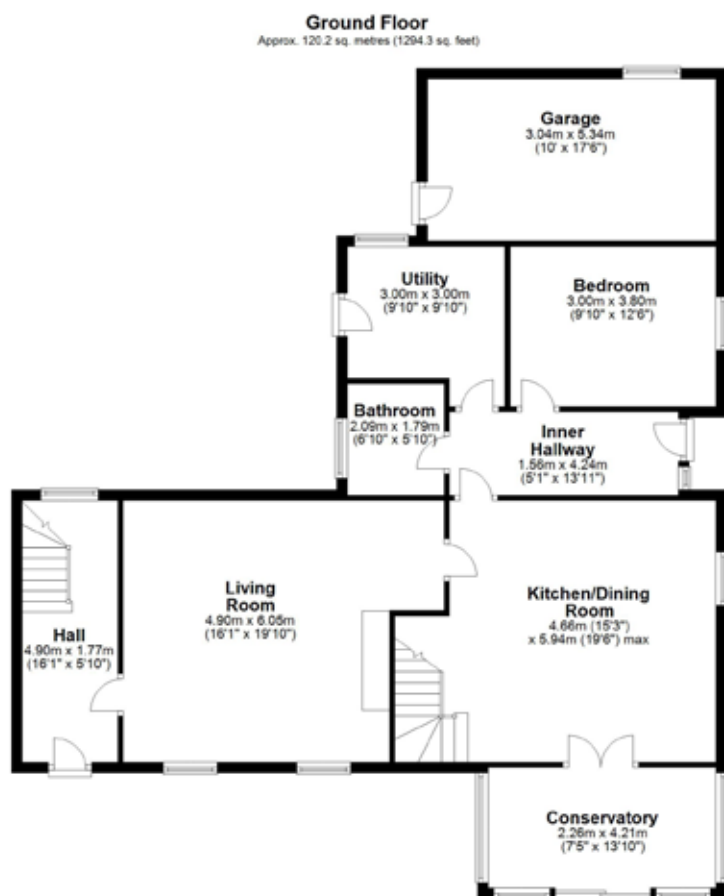
The house offers spacious and flexible 4 bedroomed accommodation with well proportioned rooms, although would benefit from some general modernisation works. The room dimensions and layout is as per the floorplan.

A conservatory entrance takes full advantage of the panoramic rural views. The kitchen is fitted with a range of wood fronted units to base and wall level, worktops,

and inset 1.5 bowl sink. There are built-in appliances including a fridge, inset 4 ring hob, double electric oven, and dishwasher. The living room contains an open hearth fireplace. A rear hallway gives access a ground floor bedroom, and bathroom, fitted with a bath (electric shower over), low level wc, and pedestal basin. A utility room has fitted units, plumbing for automatic washing machine, and a floor standing Grant oil fired boiler providing domestic hot water and central heating.

There are 2 staircases serving the first floor. There is access from the landing to 3 double bedrooms, all of which have fine views. There is a 2nd bathroom which contains a bath (electric shower over), low level wc, and pedestal basin.

Council Tax – D  
Mains Water  
Mains Sewerage  
Oil fired central heating



Total area: approx. 181.7 sq. metres (1955.9 sq. feet)

**OUTSIDE :** Frost Farmhouse is set in lovely large mature gardens, with the entire plot extending to about 0.4 acres in all. Stone walls with a wide pillared entrance give access to a large gravelled parking and turning area for numerous vehicles. There are planted areas brimming with an array of colour, and large sweeping lawned areas perfect for families to enjoy. There is a 2nd driveway accessed from the village lane to the rear, which affords even further parking, and would be ideal for a caravan, trailer or boat. The garage is located at the rear, and at present has had the garage door replaced with a pedestrian door, but this could easily be reverted. There is various outside lighting, outside water tap, and modern oil storage tank.

**DIRECTIONS :** SatNav: EX17 6AY

From the B3220 Crediton/Winkleigh Road, turn off as signed to Coldridge, and follow the country lane until arriving in Coldridge. Keep on the village lane, passing the green (on your right), and around the left hand bend. After about 50 metres, Frost Farm will be found on your right.

**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.

Please Note This property is owned by a relative of an employee of Helmores





[PROPERTY@HELMORES.COM](mailto:PROPERTY@HELMORES.COM)

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